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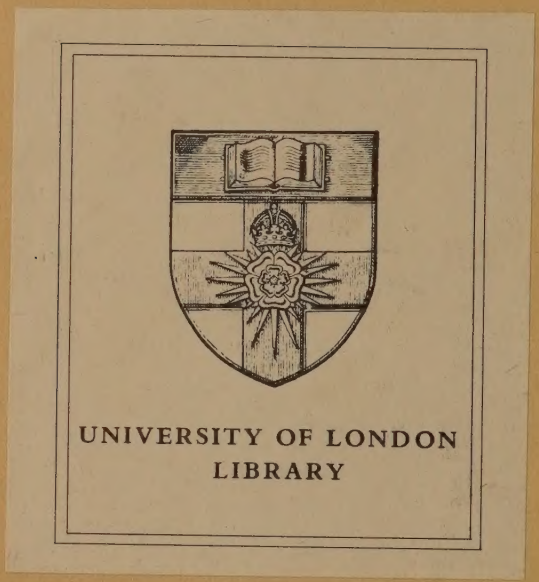

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REPORTS

FROM

COMMISSIONERS, INSPECTORS,

AND OTHERS:

FORTY-SEVEN VOLUMES.

—*(3.)*—

AGRICULTURE.

SESSION 1.—5 *February* 1895——6 *July* 1895.
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ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HENRY REW

(ASSISTANT COMMISSIONER)

ON

NORTH DEVON.

Presented to both Houses of Parliament by Command of Her Majesty.

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NORTH DEVON REPORT.

To HERBERT LYON, Esq., Secretary,
Royal Commission on Agriculture.

Norfolk House, Norfolk Street,
London, W.C.,
September 20th, 1894.

SIR,

I HAVE the honour to present my report on North Devon.

I.—INTRODUCTION.

Area of inquiry.

1. The county of Devon contains a total area of land and water of 1,667,097 acres, being with the exception of Lincolnshire and the West Riding of Yorkshire the largest county in the Kingdom. Its cultivated area is 1,214,807 acres, exceeding that of every other county except Lincoln.* North Devon is not a very clearly defined district, but a line passing through Holsworthy, Okehampton, Crediton, and Tiverton would, roughly speaking, be its southern boundary. Practically, however, my inquiries were confined to the district comprised in the Barnstaple, Bideford, Holsworthy, South Molton, and Torrington Unions, though I took some evidence from witnesses representing more southerly districts.

Method of inquiry.

2. For the greater part of the time during which I was in the district I made Barnstaple my head-quarters. My presence there was announced in the local papers and many farmers from the district came and volunteered evidence. I drove round as much of the district as time permitted and visited a number of farmers in this way. I held public meetings at Bideford, South Molton, Barnstaple, Torrington, and Holsworthy, all of which were numerously attended by farmers, and I also attended the market at each of these places. I attended by invitation a meeting of the Devon Chamber of Agriculture at Exeter, and received the opinions of the Chamber on points which they desired to lay before the Commission, and I also received at Exeter evidence from a number of individual witnesses, chiefly members of the Chamber.

Procedure at meetings.

3. It may be desirable to state the method adopted in holding the public meetings referred to above. There are, speaking generally, two methods of conducting such meetings, one being the introduction of subjects by the Assistant Commissioner and the examination as far as possible of those present who will answer inquiries and the other being to leave the meeting to bring forward subjects in its own way and in its own order. The former plan was that which I had adopted previously at meetings held in South Wilts, but on a careful consideration of all the circumstances it seemed to me that the latter was preferable in North Devon. One principal reason was that the meetings were too large to allow of anything like detailed examination, and such a course would have resulted in obtaining the opinions of a few "spokesmen" whose views might be better obtained privately, while it would be difficult to judge how far they represented their fellows. By leaving each meeting to bring forward its own subjects, I obtained at any rate a fairly reliable indication as to the questions which were uppermost in the minds of farmers, while by taking the sense of the meeting upon them it was possible to gauge with tolerable accuracy the extent to which the views of individuals were shared by others.

Assistance rendered.

4. I desire to acknowledge the valuable assistance rendered to me in the course of the inquiry by Lord Ebrington, Mr. George Lambert, M.P., Mr. W. J. Harris, of Halwill; Mr. Edward Berry-Torr, of Westleigh, Bideford; Mr. John Mortimer, of Brightley, Barnstaple; Mr. George Norman, of Swymbridge; Mr. J. Andrews, of Umberleigh Barton; Mr. John Brewer, of Barnstaple; Mr. G. Smyth Richards, of

* Lincolnshire has a total area of 1,694,907 acres and a cultivated area of 1,204,461 acres; the West Riding has 1,773,782 acres total area and 1,204,461 acres cultivated area.

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Barnstaple; Mr. S. Berry, of Barnstaple; Mr. Cecil Bray, of Holsworthy; Mr. H. Slee, of Torrington; Mr. J. Sanders, of South Molton; Mr. James Balsdon, of Eastleigh; Mr. J. Haynes, of Hartland; Mr. B. J. Ford, secretary of the Devon Chamber of Agriculture; Mr. E. Partridge, secretary of the Bideford Chamber of Agriculture; and Mr. R. L. Ashton, secretary of the Holsworthy Chamber of Agriculture.

II.—Description of District.

logical physical ures.

5. The north-eastern part of the district, *i.e.*, broadly all that part of the county lying northward of Barnstaple and South Molton, lies on the Old Red Sandstone, while the remainder of the district is for the most part on the Millstone Grit. The following passage from a prize report on the farming of Devonshire written nearly 50 years ago by Mr. Henry Tanner* is of intrinsic interest apart from the detailed description of the district which it contains:—

"Proceeding northwards we pass over an extensive district of land of very inferior character. It occupies the whole extent of the carboniferous deposits, and its distinguishing soil is a poor yellow (occasionally white) clay on a subsoil of clay or shillet (shale). The whole requires drainage, and until this is effected little hope can be entertained of its being better cultivated. It is now the most sterile, dreary, and worst cultivated tract of land in Devonshire; its extent is very considerable, occupying nearly one-half of the county. In the *immediate* neighbourhood of Bideford and Torrington, also from the latter place to South Molton, the land is of better quality and under more correct management. The soil is a clayey loam, and when well drained fairly remunerates the cultivator. Occasionally we meet with other pieces of land of better quality; these are generally very limited in extent, and the variation is attributable to local circumstances. In such cases we generally find in the soil a *mixture* of the decomposed portion of a neighbouring rock or of the adjacent geological formation with the soil, which by supplying the clay with bodies in which it was previously deficient affords the plants growing on it a superior nourishment.

"It is very interesting to observe how distinctly the boundaries of this district and those of the red sandstone soils are defined. The road from Exeter to Crediton shows it very plainly for several miles, and it is also quite evident in passing through Hatherleigh towards Bideford. It is at the former of these towns that these formations meet, and the traveller is astonished at the change here observed, for after passing through the very fertile and well-wooded country from Crediton to Hatherleigh he suddenly enters on a dreary and barren expanse of land of the nature before described. On the north of this barren district the soil very much improves in its general character. Near Barnstaple the land is of great fertility, affording luxuriant pasturage, and towards Coombe Martin lessens in fertility, but preserves the same undulating surface. From Coombe Martin to South Molton the land is poor and hilly, but a striking change is observed within a few miles of Tiverton. The northern portion of the county is principally in pasture, which produces abundant crops of grass, and supports a large number of the North Devon cattle."

The soil is in fact very variable throughout the district, ranging from a heavy clay to a light sand or gravel. The general aspect of the district is undulating, and the tops of the hills are as a rule light and shallow, while in the sheltered valleys or "coombes," there is usually a good deep soil. There is a considerable breadth of first-rate pasture land especially in the Barnstaple district. The western part of the district is the worst, the prevailing soil being a cold yellow clay.

Mr. Little in his report on Devonshire to the Royal Commission on Agriculture in 1882 made a calculation of the proportionate area of each of the main geological formations of the county from which it appears that the Old Red Sandstone occupies 11 per cent. and the carboniferous formation 41 per cent. of the total area of the county.

e of losures.

6. The small enclosures which are a marked feature of the district were referred to by Mr. Little in his report at some length, and I need not therefore further allude to them except to say that the tendency is to remove fences and make larger fields as opportunity offers, though not very much of this work has been done in recent years.

e and aracter of ms.

7. It would not be far from the truth to say succinctly that North Devon is a district of large estates and small farms. There are many exceptions, but, speaking broadly, estates are of considerable extent, and the typical holding is from about 100 to 200 acres. Several statements made to me concur in estimating an average-sized farm of the district at from 120 to 150 acres. On one estate of which details were furnished to me, comprising 17,000 acres in 14 parishes, the average size of the holdings is 157 acres. The proportion of arable to pasture is commonly about one-half, or from that

* Journal of Royal Agricultural Society, Vol. IX., part 2, 1848.

to two-thirds, but on the upland farms it is frequently much less. One farm I visited on the coast near Ilfracombe comprised 900 acres, of which only 180 were arable. Much of the pasture in this case was sheep run. Another farm similarly situated to the west of Clovelly comprised 302 acres of which 105 were arable. In many of the small farms the grass land exceeds the arable; one farm of 100 acres visited had 60 acres of pasture.

The following statement shows the number in Devonshire of different holdings above 5 acres in extent of each size according to the Return made in 1885 :—

	Holdings.	
From 5 to 20 acres	3,927	= 28·3 per cent.
„ 20 „ 50 „	2,696	= 19·4 „
„ 50 „ 100 „	2,865	= 20·8 „
„ 100 „ 300 „	3,944	= 28·4 „
„ 300 „ 500 „	377	= 2·7 „
„ 500 „ 1,000 „	46	= 0·4 „
Above 1,000 „	1	
	13,856	= 100·0

There have probably been some alterations since this return was made. Indeed, I received evidence of the existence of two farms in North Devon above 1,000 acres in extent. No doubt, however, the return represents approximately the relative size of holdings in the county at the present time.

Crops grown, Appendix, B. 1.

8. In the Appendix are given statements, prepared by the Board of Agriculture, showing for that part of the county which is comprised in the Exeter Collection the acreage and yield of the different crops, and the number of live stock kept in each of the three years 1891, 1892, and 1893. Failing returns which cover the precise district these figures may be taken as fairly indicating its general agricultural features. One noteworthy fact which they bring out is the predominance which the oat crop has now attained. It will be seen that in 1893 it exceeded in extent the wheat and barley crops put together. This is a fact for which the northern part of the county may be taken as mainly responsible. All the evidence which I received placed oats in the foremost position as the chief corn crop now grown in the district. In the Torrington district the committee appointed by the public meeting stated that oats formed three-fourths of the total grain crop. Wheat and barley are probably now grown in nearly equal proportions. Barley and oats mixed, locally termed "dredge corn" are largely sown for feeding purposes. Mangolds are largely grown on the best land, and rape is the most popular green crop.

Rotation of crops.

9. The rotation most commonly adopted in the district may be described as a six or seven course shift, thus: 1, oats; 2, wheat or barley; 3, roots; 4, oats; seeded to lie in grass two or three years. The following are three examples of crop rotation which were given me as being adopted in the north-western part of the district:—

(*a.*) 1, wheat; 2, barley; 3, roots; 4, oats with seeds; 5, clover for hay; 6, grass; 7, grass.

(*b.*) 1, oats; 2, wheat; 3, roots; 4, oats and seeds; 5, clover for hay; 6, grass; 7, grass.

(*c.*) 1, turnips or rape; 2, wheat; 3, oats or barley; 4, mangolds; 5, oats or barley and seeds; 6, clover for hay; 7, grass; 8, grass.

Another example, from the Barnstaple Union, may be quoted: 1, oats; 2, roots; 3, oats; 4, clover two or three years.

Yield of crops.

10. The average yield of all crops recorded in the produce statistics is with the exception of turnips less for Devonshire than for England generally. The ordinary average yield per acre of the principal crops in England and Devonshire respectively is as follows :—

	Wheat.	Barley.	Oats.	Beans.	Peas.	Potatoes.	Turnips.	Mangold.	Hay from Clover and Rotation Grasses.	Hay from Permanent Pasture.
	Bush.	Bush.	Bush.	Bush.	Bush.	Tons.	Tons.	Tons.	Cwts.	Cwts.
England	28·94	34·35	42·10	30·30	28·57	6·32	15·02	19·89	29·39	26·33
Devon	21·45	28·50	32·34	21·11	23·05	5·48	15·30	18·00	23·27	23·67

The table in the Appendix giving the produce of each of the principal crops in the Devonshire part of the Exeter Collection shows that the average yield per acre in the three years 1891, 1892, and 1893 was as follows:—

Wheat	19·03 bushels.
Barley	26·50 „
Oats	30·96 „
Beans	20·10 „
Peas	18·06 „
Potatoes	4·96 tons.
Turnips and swedes	11·23 „
Mangold	15·42 „
Hay: clover and rotation grasses	14·10 cwts.
Hay: permanent pasture	14·44 „

Live stock.

11. Devon is eminently a cattle-rearing county, and the district which I visited, especially the north-eastern part before alluded to, lying on the Old Red Sandstone from Barnstaple and South Molton to the Bristol Channel, is especially so. Appendix B. I. gives the number of each kind of live stock in the Devon part of the Exeter Collection for 1891, 1892, and 1893. A comparison of the figures for the last-named year, with those for the county at large, gives some index of the extent to which stock are kept. Taking the number of each class of stock in 1893 per 1,000 acres of cultivated land for England and the Exeter Collection respectively we get the following comparison:—

—	England.	Devon (Exeter Collection).
CATTLE.		
Cows and heifers in milk or in calf	74	79
Other cattle:—		
Two years and above	47	49
One year and under two	37	45
Under one year	33	42
Total	191	215
SHEEP.		
Ewes kept for breeding	247	297
Other sheep:—		
One year and above	165	164
Under one year	263	301
Total	675	762
HORSES.		
Used solely for agriculture	32	28
Unbroken horses	13	13
Mares kept solely for breeding	2	2
Total	47	43
PIGS.		
Sows kept for breeding	10	11
Other pigs	62	66
Total	72	77

It will be seen that whereas the average total head of stock for every 1,000 acres of cultivated area is 985 the number in North Devon (as indicated by these figures) is 1,097, or 112 head in excess of the average of the kingdom.

The cattle kept are almost universally of the North Devon breed, indeed, a beast of any other kind is quite conspicuous in the markets of the district. I found instances in which shorthorns had been tried and given up, the native breed being reverted to. The usual practice is to rear all the calves and sell the steers to dealers at from two to two and a half years old. They are largely bought to go into Sussex, and are there fattened and sold at Chichester market.

The sheep kept are mostly Devon longwools except on the hills in the north where Exmoors are the prevailing breed. The cart horses of the district are of a light active character, and the mares if put to a thoroughbred produce good hunters and carriage horses. The breeding of light horses is carried on to a greater or less degree by a good many farmers of the district. A breed of long black pigs prevails in the district and Berkshire are kept to some extent.

Orchards and woods.

12. Whereas for England generally the extent of orchard is about 0·8 per cent. of the total cultivated area, in Devonshire the proportion is about 2·2 per cent., or nearly three times as great. The cider-making industry is an important one, but less so in the north than in the south of the country. Most farms, however, in the district have an orchard of greater or less extent, and cider is made though usually for home consumption mainly, if not exclusively.

Appendix A. I.

I give in the Appendix a table showing the acreage under orchards, and the percentage of orchards and cultivated area in Devon for each year 1881–93. According to the latest return (1891) there were 79,467 acres of woods in Devonshire and 4,631 acres of plantation, *i.e.*, planted within the previous 10 years. This represents a proportion of 7 acres of wood to every 100 acres of cultivated land. The proportion in the country generally is about 6½ acres, so that Devonshire, as might be expected, shows a proportion of woodland somewhat above the average.

III.—Situation in 1881.

Mr. Little's conclusions.

13. In his report to the former Royal Commission, Mr. W. C. Little summed up the result of his investigations—which comprised three visits to the county in 1880—as follows for Devonshire as a whole:—

"I do not think that the depression in this county has been anything like so severe as further eastward. Notwithstanding the serious losses from sheep rot, which I have already spoken of several times; notwithstanding the almost complete failure of the cider crop for many years past, and the great deficiency of the corn crop in 1879, land has not, except in the very poorest districts, greatly declined in value. Remissions of rent have been liberally made; on one estate a half-year's rent in 1879 and a quarter-year's rent in 1880 were returned. On another large estate each case was considered on its own merits, and 10, 20, 40, and even 50 per cent. was returned in 1879, and great remissions have since been made. On a third a direct remission of money was added to gifts of cake or bones or other manure, and on many more estates rents have been reduced and the time for payment of rent has been extended. In ordinary times these facts would be significant enough, and no doubt they prove that the Devon farmers have lost heavily; but as compared with other counties, there are not those signs of extreme depression. Some of the largest landowners have scarcely lost a tenant; many have no land on their hands which has been usually let. I have not heard of much uncultivated land, putting out of the question the very poorest clays, which have never been anything more than casually tilled and then thrown aside to recover itself as best it can. I am told that the failure of a well-known West of England Bank crippled many men, and that it would be a mistake to attribute several of the bankruptcies of farmers to any other cause but this. But although I must report what I believe to be the truth as regards these outward evidences of ruin, I should entirely misrepresent what has been stated to me by everyone whom I met, to whatever class he might belong, if I did not repeat that the farmers have been for some years carrying on an unprofitable business, and that unless the conditions under which they farm can be in some way improved they must give way. The strain upon the Devon farmers has not been so protracted as it has been where corn-growing is more relied upon. Like the Cornish men, they are great cattle breeders, and that has been a fairly profitable business, but everything else has failed."

These observations apply to the county as a whole, but I take one or two further extracts from Mr. Little's Report bearing more specifically on the district to which I was sent. Of the "North Devon breeding district" he stated, after observing that it had escaped "that scourge to Devon generally, the sheep rot," that he had every reason to think that "the farmers of this hill country have been exceptionally "fortunate. In 1879 the low prices of store cattle which they had to sell alarmed "them, and the low price of wool has made a serious difference in their receipts, but "since then their meat and store cattle have sold well, and as the principal part of "their corn is consumed by their stock, they have felt comparatively little of the "agricultural depression. And yet I am told that even here farming has of late years

" been anything but a profitable business. Wet seasons and severe winters have " greatly increased expenses by compelling the farmers to resort to artificial food " for their stock." A balance sheet was given of a hill farm for the year 1879, which, though showing a loss, Mr. Little observed compared, " as the result of the worst " year which was ever known," favourably with every other account he had seen.

In the " carboniferous district" Mr. Little found that there had been enormous losses from sheep rot. Some statistics collected showed that 108 farmers in the neighbourhood of Holsworthy had between them lost 7,081 sheep from this cause. In another case the losses of 68 tenants from this cause were estimated at 5,261*l.*, or more than one half-year's rental, and it was observed that " by casualties in their " flocks, and in addition to their other losses by the disastrous seasons of 1879–80, " these farmers on the average lost more than an average year's profit."

IV.—Depression since 1881—its Causes.

Low prices. Prices of corn.

14. The steady fall in the price of agricultural produce since 1881 was given as generally the main cause of the depression. The prices at the corn markets of the district for each of three cereal crops were as follows in the years 1880, 1888, and 1893:—

	1880.			1888.			1893.		
	Wheat.	Barley.	Oats.	Wheat.	Barley.	Oats.	Wheat.	Barley.	Oats.
	s. d.	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*
Barnstaple	49 11	—	—	35 1	27 1	16 1	27 7	24 1	18 11
Exeter	47 8	36 11	—	31 11	27 10	16 4	27 7	28 1	17 10
Tiverton	—	—	—	—	—	—	27 2	27 9	18 4
Okehampton	—	—	—	—	—	—	26 8	21 4	19 2

One witness said he could not grow wheat at the present price if he had the land for nothing. He used to make 400*l.* by his barley crop, and now it is " not worth growing." This was in the neighbourhood of Exeter.

Naturally farmers look back to the prices which they have made in past years before the depression began. I quote a few extracts from the books of a farm in the Barnstaple district. The prices given are those at which corn was actually sold, but they do not necessarily represent the average price of the whole crop.

Year.	Wheat.	Barley.
	Per Bushel.	Per Bushel.
1858	6*s.* and 6*s.* 6*d.* (67½ lbs.).	—
1859	5*s.* 6*d.* and 7*s.*	—
1860	7*s.* 10*d.* and 8*s.*	5*s.* 3*d.*
1861	8*s.* and 8*s.* 6*d.*	—
1862	7*s.* 3*d.* and 9*s.*	" 4*s.* 4*d.*
1863	6*s.*	4*s.* 6*d.*
1864	5*s.* 6*d.*	3*s.* 6*d.*
1865	5*s.* 6*d.* and 7*s.* 3*d.*	—
1866	8*s.* 6*d.* and 9*s.*	—
1867	8*s.* 9*d.* and 9*s.* 3*d.*	5*s.* 8*d.*
1868	7*s.* 6*d.* and 10*s.*	5*s.* and 5*s.* 1*d.*
1869	6*s.* and 7*s.*	—
1870	6*s.* 3*d.*, 6*s.* 6*d.*, and 7*s.* 9*d.*	—
1871	7*s.* 3*d.*, 8*s.* 6*d.*, and 9*s.*	4*s.* 6*d.*
1872	8*s.* 8*d.* and 9*s.*	—
1873	8*s.* 6*d.*, 9*s.*, 9*s.* 3*d.*, and 10*s.*	—
1874	6*s.* 6*d.*, 8*s.* 4*d.*, 8*s.* 7½*d.*, and 9*s.*	—
1875	5*s.* 11*d.*, 6*s.* 1½*d.*, and 6*s.* 6*d.*	—
1876	5*s.* 3*d.*, 6*s.* 6*d.*, and 7*s.*	4*s.* 9*d.*
1877	7*s.*, 9*s.*, and 10*s.*	5*s.*
1878	6*s.* 6*d.*, 7*s.* 6*s.*, 8*s.*, and 8*s.* 9*d.*	—
1879	6*s.* 6*d.* and 7*s.*	—
1880	6*s.* 6*d.* and 7*s.*	—
1881	6*s.* 2*d.* and 6*s.* 9*d.*	—
1882	5*s.* 10*d.* and 6*s.* 7½*d.*	—

This is a farm which is occupied by the owner, so that no question of rent comes in. It is easy to see therefore how great is the significance of a fall from 40*s*., 50*s*., 60*s*., or even more, per quarter for wheat to the present level.

15. At the Barnstaple meeting the occupier of two farms said that since he took them bullocks had fallen in price from 16*l*. to 10*l*.; 20 breeding ewes, which have made 40*l*., now only fetched 25*l*.; and wool, which was once worth 100*l*., now sold for 50*l*. or 60*l*. Prices of stock and produce.

Mr. E. Berry-Torr gave me the following items from his books as showing the prices made for stock and produce at different periods :—

1858. Potatoes, 5*s*. per bag (140 lbs.). Carrots, 23*s*. 6*d*. delivered to vessel to ship to Wales.
1859. Potatoes, 5*s*. per bag.
1860. Wool, 32*s*. per stone unwashed. Two-year old steers, 10*l*.
1861. Potatoes, 6*s*. per bag. Carrots, 1*l*. per ton. Fat ewes, 42*s*.
1862. Fat pigs, 9*s*. 6*d*. per score. Wool, 28*s*. per stone unwashed. Milking heifer, 14*l*. 5*s*.
1863. Potatoes, 5*s*. per bag. Carrots, 21*s*. per ton.
1864. Wool, 43*s*. 3*d*. per stone.
1865. Potatoes, 5*s*. 3*d*. per bag. Clover hay, 3*l*. 10*s*. per ton. Sucking-pigs, 1*l*. Old steers, 10*l*. 10*s*. Heifers with calves, 16*l*.
1866. Wool, 31*s*. 6*d*. per stone. Potatoes, 6*s*. per bag.
1867. Carrots, 30*s*. per ton. Potatoes, 5*s*. per bag. Fat steers, 12*s*. 6*d*. per score. Fat ewes, 58*s*. each. Ewes and wethers, 50*s*. each. Wool, 11½*d*. per lb. Oak bark, 5*l*. 10*s*. per ton.
1868. Carrots, 30*s*. per ton. Potatoes, 5*s*. and 6*s*. per bag. Beef, 11*s*. and 12*s*. per score. Wool, 11*d*. and 1*s*. 1*d*. per lb.
1869. Beef, 13*s*. and 13*s*. 3*d*. per score. Potatoes, 4*s*. and 5*s*. per bag. Wool, 10½*d*. per lb.
1870. Beef, 12*s*. and 13*s*. per score. Wool, 13*d*. per lb. Oak bark, 5*s*. per ton.
1871. Beef, 12*s*. 6*d*. per score. Young pigs, 15*s*. each. Wool, 1*s*. 6*d*. per lb. washed; 1*s*. 2*d*. per lb. unwashed.
1872. Potatoes, 5*s*. and 6*s*. 6*d*. per bag. Wool, 1*s*. 8*d*. per lb. washed; 1*s*. 3*d*. per lb. unwashed.
1873. Fat sheep, 70*s*. each. Beef, 15*s*. per score. Wool, 1*s*. 6½*d*. per lb. washed; 1*s*. 2*d*. per lb. unwashed.
1874. Potatoes, 5*s*. per bag. Wool, 1*s*. 3½*d*. per lb. washed; 1*s*. 0½*d*. per lb. unwashed.
1875. Fat sheep, 51*s*. and 54*s*. each. Potatoes, 5*s*. and 8*s*. per bag. Wool, 1*s*. 4½*d*. per lb. washed; 1*s*. 0½*d*. per lb. unwashed.
1876. Potatoes, 8*s*. per bag. Beef, 14*s*. per score. Wool, 13*d*. per lb. washed. Two-tooth sheep, 61*s*. each. Fat wether hogs, 10¼*d*. per lb. Rams (average), 7*l*. Mangolds, 17*s*. per ton.
1877. Potatoes, 7*s*. per bag. Mangolds, 25*s*. per ton. Cows with calves, 19*l*. each. Wool, 13½*d*. per lb. washed.
1878. Potatoes, 8*s*. per bag. Hay, 5*l*. 5*s*. per ton. Straw, 42*s*. per ton. Fat wethers, 65*s*. each. Hogs, 66*s*. 8*d*. each. Draft ewes, 8*d*. per lb. (24 lbs. per quarter). Steers (10), 27*l*. each. Yearling steers (2), 25*l*. each. Young grazing steers, 15*l*. 15*s*. each.
1879. Wool, 10*d*. per lb. (washed); 7*d*. per lb. (unwashed). Oats, 2*s*. 4*d*. per bushel (38 lbs.). Hay, 4*l*. per ton. Shearling sheep, 55*s*. each (9*d*. per lb.). Fat lambs, 33*s*. and 36*s*. Fat beasts, 12*s*. 6*d*. per score. Two-year old steers, 17*l*. and 24*l*.
1880. Wool, 14*d*. per lb. (washed); 10*d*. per lb. (unwashed). Shearling sheep, 55*s*. Fat sheep, 50*s*. and 58*s*. each. Fat lambs, 2*l*. each. Draft ewes, 57*s*. each. Steers (8), 31*l*. 15*s*. each.
1881. Potatoes, 4*s*. 6*d*. per bag. Wool, 8½*d*. per lb. (unwashed); 1*s*. per lb. (washed). Fat sheep, 50*s*. and 64*s*. each. Steers, 13*s*. per score.
1882. Potatoes, 3*s*. 6*d*. per bag. Fat sheep, 56*s*., 62*s*., and 65*s*. each. Two-year old steers, 23*l*. 10*s*. each. Lambs, 35*s*., 36*s*., and 40*s*. each.
1883. Wool (1882 clip), 8½*d*. per lb. washed; 6¼*d*. per lb. unwashed; (1883 clip), 6¼*d*. per lb. unwashed.

Price of wool.

16. A wool stapler at South Molton supplied me with a statement of the average price per lb. of "greasy wool" for the past 14 years, and a witness at Barnstaple handed me a similar statement for "greasy Devon" wool, drawn up by another dealer. I give the two side by side:—

Year.	I.	II.
	d. *d.*	*d.*
1880	From 12 to 13 per lb.	Average 9 per lb.
1881	„ 9 „ 11 „	„ 8 „
1882	„ 8 „ 8¼ „	„ 7½ „
1883	„ 6½ „ 7 „	„ 6½ „
1884	„ 6¼ „ 6½ „	„ 6¼ „
1885	„ 6½ „ 7 „	„ 6 „
1886	„ 6¾ „ 7 „	„ 6½ „
1887	„ 7½ „ 7¾ „	„ 7½ „
1888	„ 7½ „ 7½ „	„ 7½ „
1889	„ 7¾ „ 8 „	„ 8 „
1890	„ 7½ „ 7¾ „	„ 7¾ „
1891	„ 7¼ „ 7¾ „	„ 7¼ „
1892	„ 6¼ „ 6¾ „	„ 6½ „
1893	„ 6½ „ 7 „	„ 6¾ „

The witness who supplied statement No. I. said that in 1864 prices were very high after the American war, 2*s.* for washed and 1*s.* 6*d.* for greasy; they then gradually went down till 1869, when the Franco-German war, 1870–71, sent prices up to 2*s.* and 1*s.* 8*d.* Since then the price gradually receded to 1*s.* and 9*d.* in 1879; a spurt in 1880 sent it up to 15*d.* and 1*s.*, and since then it declined to 6*d.* and 6¼*d.* in 1884–5, and has remained pretty stationary since.

Prices for early lamb.

17. One witness, who like several other farmers whom I visited is in the habit of rearing early lambs for the market at Ilfracombe and other seaside resorts, stated that he used to get 1*s.* per lb. for lamb up to the end of May, whereas now he could only make 9½*d.* This he attributed mainly to the influx of New Zealand lamb. He stated that to make 1*s.* per lb. now he had to get his lambs ready for the butcher by the end of February or the beginning of March.

Prices of manures and feeding stuffs.

18. No doubt there has been some fall in the price of artificial manures and feeding stuffs, which, so far as it goes, may be set off against the drop in the prices of farm produce. Mr. S. Berry, of Barnstaple, sent me the following statement, kindly prepared at my request from his books, which extend over a period of 20 years. It gives for the manures and feeding stuffs most used in the Barnstaple district the average price for each of the years 1880-94. The quotations given are the retail prices, with from six to nine months' credit for manures, and from three to six months' credit for cake and corn. As the statement was prepared early in June, the quotations for 1894 refer to the earlier months of the year.

—	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.
	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*
Pure dissolved bone (little used for first five or six years) - per ton	8 10 0	8 10 0	8 5 0	8 0 0	7 10 0	7 0 0	6 10 0	6 0 0
Dissolved bone compound - „	6 10 0	6 10 0	6 5 0	6 0 0	6 0 0	5 10 0	5 0 0	4 5 0
Superphosphate - - - „	5 0 0	5 0 0	4 15 0	4 10 0	4 0 0	3 10 0	4 0 0	3 5 0
Nitrate of soda - - - „	18 0 0	17 0 0	16 0 0	13 10 0	11 0 0	10 10 0	12 10 0	11 10 0
Best English pure linseed cake - „	9 15 0	10 0 0	9 0 0	9 0 0	9 10 0	9 0 0	9 0 0	8 0 0
„ „ undecorticated cotton cake - - - „	—	—	—	7 0 0	6 10 0	5 10 0	5 15 0	5 0 0
Maize - - - per 480 lbs.	1 11 0	1 10 0	1 15 0	1 10 0	1 8 0	1 5 0	1 4 0	1 4 0
Foreign barley - - „ 400 „	1 8 0	1 6 0	1 4 0	1 5 0	1 5 0	1 0 0	0 18 0	0 17 0
English oats - - „ 304 „	1 5 0	1 2 0	1 3 0	1 2 0	1 0 0	1 1 0	0 19 0	0 17 0

continued.

—	1888.	1889.	1890.	1891.	1892.	1893.	1894.
	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*
Pure dissolved bone - - per ton	6 0 0	6 0 0	6 0 0	6 5 0	6 5 0	5 10 0	6 0 0
Dissolved bone compound - „	4 0 0	4 0 0	4 5 0	4 10 0	4 5 0	3 15 0	4 0 0
Superphosphate - - - „	3 0 0	3 0 0	3 5 0	3 10 0	3 5 0	2 15 0	3 0 0
Nitrate of soda - - - „	10 10 0	12 0 0	9 10 0	9 0 0	10 10 0	11 10 0	10 10 0
Best English pure linseed cake - „	8 0 0	9 15 0	8 10 0	9 0 0	9 10 0	9 10 0	8 15 0
„ „ undecorticated cotton cake - - - „	5 5 0	5 15 0	5 5 0	5 10 0	6 0 0	5 10 0	5 0 0
Maize - - - per 480 lbs.	1 7 0	1 3 0	1 2 0	1 11 0	1 5 0	1 4 0	1 0 0
Foreign barley - - „ 400 „	0 19 0	1 0 0	1 1 0	1 7 0	1 4 0	0 19 0	0 14 0
English oats - - „ 304 „	0 18 6	0 18 0	1 0 0	1 1 0	1 1 6	1 1 0	1 0 0

Mr. Berry remarks:—

"Prices for dissolved bone compound and superphosphate for the first 10 years varied very little, the farmers paying from 6*l.* to 6*l.* 10*s.* per ton for the former and 5*l.* for the latter, taking from 6 to 12 months' credit. Since then prices have been much less, and the same articles can be bought for 4*l.* and 3*l.* per ton respectively. Peruvian guano has almost gone out of the market, and nitrate of soda has to a large extent taken its place. Constant variations are taking place with feeding stuff, the prices for which are now abnormally low."

A corn merchant at South Molton stated that he was buying oats from farmers in the district at 2*s.* 8*d.* per 38 lbs., and selling foreign barley at 2*s.* per 50 lbs., maize at 2*s.* 9*d.* per 60 lbs. Practically, therefore, farmers were exchanging 38 lbs. of oats for 60 lbs. of maize.

I was told by one farmer that more corn is now bought than is grown at home, but although this was so in his own case and in some others, it could not be taken, I think, as a true generalisation for the district at large.

Bad seasons.

19. The figures given in the Appendix of the yield of crops during the past three years indicate that here as elsewhere the season of 1893 was a bad one. In the northern part of the county, however, and especially on the hill farms, the effects of the season were not so much felt. As a rule the oat crop was a fairly good one, and in some cases mangolds and potatoes came out at an average. Its worst effects were felt in the shortness of hay and straw. During the winter of 1893–4 stockkeepers were at their wits' ends both for keep and litter. One well-known breeder, Mr. E. Berry-Torr, being within carting distance of the sea, uses sand for bedding his stock and finds it answers very well. For his horses he uses peat moss.

Other causes.

20. Many causes were assigned as contributing in a greater or less degree to the present depression, but these can be more properly dealt with subsequently.

V.—Effects of the Depression.

Reductions of rent. Appendix C. I.

21. On reference to the schedule of Answers to Questions in the Appendix it will be seen that the amount of reductions or remissions of rent since 1881 is estimated at from 5 to 15 per cent., with some qualifications. The Bideford Committee put the fall at 10 per cent.; the South Molton Committee at 5 to 15 per cent., with the observation that in some cases there had been no reduction at all; the Barnstaple Committee at 15 per cent.; while the Torrington Committee stated that there had been no reductions except on two estates. I received a considerable amount of evidence on this point from many witnesses. The individual instances of farms which were given to me by the occupiers showed, as a rule, a reduction of about 10 per cent. to sitting tenants. It was stated that farms were re-let to new tenants at reduced rentals, but though this may have occurred in some cases the evidence I received led to the conclusion that it was not the rule. As regards estates, one or two instances may be mentioned, all of them referring to large estates in the district:—

I.—Abatement of 20 to 25 per cent. all round, made three years ago, and still continuing.

II.—Estate re-valued about 1868, and rents then increased 20 to 25 per cent. Since reduced about 15 per cent.

III.—Total reduction in last 20 years, 25 per cent.

IV.—Rents revised in 1880–81, and reduced 5 to 15 per cent. all round. General abatement two years ago of 10 per cent. "as long as the bad times last."

V.—Abatement of 10 per cent. "as long as the bad times last."

VI.—From 10 to 20 per cent. in some cases; no general abatement. Allowances in kind (cake, &c.) made.

Temporary abatements.

22 Speaking generally the system has been one of temporary abatements. On large estates it is perfectly well recognised that the abatement is, so far as the actual payment of rent goes, as good as a permanent reduction. It is given too as a rule irrespective of the fact whether the farm is held on a lease for years or on a yearly tenancy. One occupier of 200 acres stated that his lease for 10 years had just expired, and for the last three years of the term he had received an allowance of 10 per cent. He had just retaken the farm on a yearly agreement at the same nominal rent as that of the lease, but with the promise that he should have 12 per cent. allowance annually "as long as the bad times last." This phrase, indeed, seems to be a common one. On one estate an allowance of 15 per cent. was made "for three years," and it has now

been given for six years. The system of temporary abatements—natural enough, perhaps, on the part of landlords and their agents as it may be to hesitate in recognising an absolute reduction in the rental value of estates—is seriously objected to by the tenants. One farmer showed me his last half-year's receipt, on which the sum of 11*l.* was entered as "by gift," and this had appeared on each receipt for three years. As he and others observed, the system prevents them from obtaining any relief from taxation, and they reasonably argued that if the rent was reduced for three years it might fairly be treated as being the amount which the farm at the present time was worth.

As to reductions being sufficient, one agent to a large and well-managed estate cited two instances of farms which had recently re-let at higher rents than the former tenant paid. In one case the farm was let at 120*l.*, with an allowance of 10 per cent., making the actual rent 108*l.* It was re-let at 128*l.*, this not being the highest offer. Another occupier of a farm on a 12 years' lease begged to be allowed to give it up, though he was receiving 10 per cent. allowance, which made his actual rent 198*l.* His farm was re-let for 215*l.*

I believe such instances as these are probably not uncommon, but it must be remembered that the new tenant sometimes relies on the fact that he is hiring the farm under a good landlord, who will if times are bad give him consideration. In fact, it was stated to me by one witness that it was not unusual for a man to take a farm possibly at a higher rent than the old tenant, and as soon as he got in to ask for an abatement.

Rateable value. Appendix B. II.

23. I give in the Appendix tables showing the rateable value in 1881 and 1893 respectively of each parish in the Barnstaple, Bideford, Crediton, South Molton, and Tiverton Unions. The figures of rateable value do not, for various reasons, represent fully or accurately the rent of agricultural land, but no doubt a comparison made at a sufficiently long interval does give some index as regards purely rural parishes. In all unions, however, the extension of house property is a disturbing element, and this is especially so in Devonshire, nearly all parts of which have great attractiveness for residential purposes. I have eliminated from the calculation those parishes which are obviously of an urban character, but there are many others which comprise a large quantity of non-agricultural property. This is especially so in the unions of Barnstaple and Bideford, where the parishes verging on the sea have all a constantly growing residential population. Such parishes, for instance, as Braunton, Georgeham, and Morthoe showing, as they do, comparatively slight or no reduction in rateable value, would no doubt show much greater reductions but for this fact.

Bearing these facts in mind, I may quote the result of the comparison of rateable value in 1881 and 1893 in the five unions named. The figures are as follows :—

	1381.	1893.	Decrease.
	£	£	
Barnstaple	148,606	142,767	4 per cent.
Bideford	31,404	30,652	2·4 „
Crediton	99,943	85,121	14·8 „
South Molton	100,700	88,004	12·5 „
Tiverton	107,698	101,108	6 „
	488,351	447,652	8 „

Demand for farms.

24. There are practically no farms unlet in the district. Mr. Mortimer, to whom I am indebted for much valuable information and help, could only tell me of two, and no man probably knows the whole district better than he. I was told of two farms just re-let on a large estate. There were 13 tenders for one and 12 for the other, one being about 60 acres and the other about 200 acres. I shall consider presently the question of competition for farms, but for the present purpose I wish simply to draw attention to the fact that there is no lack of applications for farms, and that speaking generally they can be let at the old or not much below the old rental, except in cases where the rent has not been reduced at all. This applies especially to small farms, say up to 300 acres, but so far as I can judge it is not far from the truth as a general observation.

Old rents maintained.

25. There is the further fact to be considered that in many cases there has been no reduction of rent at all. This is particularly the case on small estates, and on estates where the landlord or his agent takes a purely commercial view, and considers himself justified in exacting the uttermost farthing which he can legally obtain. Here, again,

I note at present the simple fact that rents are exacted and paid which show no reduction.

Fall in the value of land.

26. The facts referred to in the five preceding paragraphs will show that it is a matter of some difficulty to arrive at a just conclusion as to the present value of agricultural land compared with its value in 1881. But putting aside farms having special advantages of situation, I think that a reduction of from 10 to 15 per cent. would fairly represent the average fall in the actual letting value of the agricultural land of the district.

Condition of estates.

27. The condition of the farmhouses, buildings, and cottages is on the large estates, as a rule, good, though there are exceptions to be found even there. On the smaller estates the condition is generally indifferent, and in some cases very bad. On the best managed estates repairs are well kept up, but improvements are not carried out to the same extent as formerly. Up to recently interest on improvements effected by the landlord has been commonly charged to the tenants, but latterly it has been found impossible to do this, and consequently less outlay has been undertaken in this direction.

Losses of farmers.

28. All the farmers I met spoke gloomily of their financial position, and especially of the effect of the season of 1893. There is no doubt that most of them were hardly hit by that year, coming as the culmination of a period of low prices. "I lost half a year's rent," said one farmer of 500 acres, who had been in the same farm for 35 years, and was paying 570*l.* per annum in rent. Another occupier of his own land, nearly 300 acres, said that he did not make 100*l.* last year over and above the produce used in the house, and "if he had had to pay rent he would have gone to smash years ago." "In 1893," said another farmer, occupying 100 acres, "all the farmers in "this district (near Barnstaple) had to live on their capital." Very few farmers seem to keep detailed accounts, but I give in the Appendix the cash account for two years of a farm of 245 acres in the Barnstaple Union. It is the property of the occupier, who is a man of exceptional enterprise and energy, as well as a thoroughly practical farmer. He keeps first-rate stock, as the item "prizes won," indicates. The accounts are for the years 1892 and 1893 respectively, and after charging rent 387*l.* 10*s.*, and interest on capital 125*l.*, it will be seen that there was a profit in the former year of 321*l.* 19*s.* 3*d.*, and a loss in the latter year of 216*l.* 14*s.* 7*d.* Putting the two years together there was a profit of 105*l.* 4*s.* 8*d.*, or an income at the rate of 52*l.* per annum (1*l.* per week) as remuneration for managing the farm. This farm I should regard as in every respect above the average of the district. It is good land, in excellent condition, and is well situated both as regards markets and railway. There are 60 acres of pasture, and when I visited it the arable land was cropped as follows: wheat, 54 acres; oats, 25 acres; barley, 4 acres; roots, 30 acres; seeds, first and second year, 70 acres. The stock on the farm comprised 400 sheep (ewe flock of about 190, and the rest lambs, with a few shearling rams for show and sale), 70 cattle, and 16 horses. Poultry is well looked after, Indian game being kept and fattened for market, and garden produce is grown and sold in the neighbouring town. In fact the farm, so far as I could judge, seemed to be thoroughly well managed with a view to profit in small matters as well as great. If with all these favouring circumstances, combined with the fact that the farmer is absolutely unfettered, no better return can be made, it is evident that many of the ordinary farmers of the district must be in considerable difficulties. One proof of this is found in the fact that there have been many changes of tenancy.

Appendix C. II.

Changes of tenancy.

Farmers do not as a rule give up their farms so long as they are doing fairly well in them. This is especially the case when, as frequently happens, they and their fathers have been in the farm for many years. One well-informed witness cited two instances of farms given up after they had been held in one case for 100 years, and in the other for 200 years, by the same family. Many Devonshire farmers have in recent years gone into other counties. I saw one farmer who had given up his farm after occupying it for 54 years, and had taken another in Suffolk. Of course the removal to other counties is not necessarily a sign that a farmer has lost money in Devonshire; indeed, it may frequently have been an indication to the contrary. But, generally speaking, the fact that farms change hands with greater frequency tends to show that the occupiers are, at any rate, not making much money in their holdings.

It cannot be said that many farmers have become bankrupt; but, as was stated by the Torrington Committee, some have quitted their farms owing to financial difficulties, though without actually going through the bankruptcy court.

Farmers' capital.

29. It was generally agreed, by all who gave evidence on the subject, that farms are commonly taken with inadequate capital. The Barnstaple Committee put the average amount at 5*l.* per acre, and an experienced farmer in the same district whom I visited put it at from 3*l.* to 5*l.* In two cases of farms where actual figures were given me the amount of working capital was 8*l.* and 10*l.* per acre, but both these were in the hands of old occupiers of good standing, and might be termed exceptional. The Torrington Committee stated that tenants now took farms with only 30*s.* per acre; and a witness, with good opportunities of judging, in the same district, said that men often went in with less than 1*l.* per acre, and "trusted in Providence." It is evident that, in such cases, while they trusted in Providence, other people had to trust them. This view was, in fact, expressed by a manure and corn merchant, who observed that the capital was much below what it should be, and that the new tenants "generally depend on "getting long credit from the manure, corn, cake, and seed merchant, which has "largely increased since 1881."

Effects on the land.

30. The common opinion among farmers was that the general state of farming had deteriorated since 1881. There were a few dissentients to this view, but the preponderance of evidence certainly led to the conclusion that very much less labour was employed than formerly, and that farms are consequently less well kept up in the matter of fences, cleanliness, and the like, and that the land therefore is not in such good condition. This was the opinion of the majority of farmers themselves, and the opinion of landlords and agents was the same. One agent said that the farmers "do "not put the stuff into the land, and so do not get the same crops off it."

On the other hand, I am bound to say that the opinion of some experienced witnesses tended rather to contradict this view. It was generally agreed by all that the management of stock had improved, and that more cake was fed; and it was argued that the land must necessarily have been improved in condition thereby, although it might not perhaps be so neatly farmed.

A corn, cake, and manure merchant at Barnstaple, after a careful examination of his books, stated:—

"I am of opinion that at least five times as much artificial manures are used and purchased feeding stuffs consumed as compared with 20 years ago, and by far the larger portion of the increase was made during the first 10 years. This last remark applies more particularly to manures. With feeding stuffs the increase has been gradual and continuous to the present time."

A land agent and valuer in the Holsworthy district stated that the land was being worn out by artificial manures. He thought, however, that the younger farmers were more enterprising and enlightened than their fathers, and observed that "more "education is applied to farming now than formerly."

Increased fattening of stock.

31. The district, as has already been stated, is a noted one for rearing stock, but all the evidence tends to show that it is gradually, but steadily, becoming a fattening district. Large quantities of young stock are sent away to be grazed, but an increasing number are now finished at home and sold as beef. Probably the increased demand from new markets—such as Ilfracombe for example—has fostered this change of system. Several farmers whom I visited fatten all the stock they rear. I was told in fact that stores are scarce in the district because the small farmers who used to rear them and sell to the larger farmers now fatten them at home. There is a growing tendency to sell out beasts much younger than formerly.

Other changes of system. Appendix A. II.

32. Three points were mentioned in evidence as regards the cultivation of the land, viz.: (1) a decrease of wheat; (2) an increase of oats; and (3) an increase of permanent pasture. I give in the Appendix a table showing for the whole of Devonshire the changes that have taken place in the period from 1881 to 1894. It will be seen that these three points are prominently brought out by the statistics. Wheat has decreased by 40 per cent.; oats have increased by 22 per cent.; and permanent pasture has increased by 12 per cent.

The figures too show a marked increase in the number of live stock, though as between 1893 and 1894 they show the effects of the season in the former year in reducing the flocks and herds. One feature is the increase of cows and heifers in milk and in calf. This indicates another point brought before me by several witnesses, viz., the extension of dairying. Milk-selling in particular has increased, but there is a large quantity of butter and clotted cream made in the district.

The following table compiled from the Agricultural Returns shows the proportion per 1,000 acres of cultivated land of (1) permanent pasture, (2) arable land, (3) corn

crops, and (4) wheat in Devonshire and England respectively in the three years 1873, 1883, and 1893.

	Devonshire.			England.		
	1873.	1883.	1893.	1873.	1883.	1893.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Permanent pasture -	385	471	521	428	484	527
Arable land - -	615	529	479	572	516	473
Corn crops - -	281	221	192	314	272	239
Wheat - - -	120	78	51	136	99	72

Small produce and markets.

33. The admirable produce markets in all the market towns cannot fail to strike any visitor to the district. It is the regular practice for the wives and daughters of the small farmers, or the dairywomen of the large farmers, to take poultry, eggs, butter, and clotted cream, as well as garden produce, honey, &c., into the market once a week and there sell it direct to the consumers. The system, which I understood to be the general one, is to charge a certain annual subscription or rent, which secures the right to sell in the market on market days, and to pay a small additional fee every time the market is used. Thus at Barnstaple market, a capacious hall in the heart of the town, the payment is 10*s.* per annum to secure a seat and 4*d.* each time of attendance. At Bideford the charge is 5*s.* per annum and 2*d.* for each attendance. At Barnstaple the market is open twice a week—Tuesday and Friday—but many only attend one day a week. It cannot be said that in this district the minor products of the farm do not receive adequate attention, or that facilities for their direct sale are not well supplied.

Clotted cream.

The special product of the county—clotted cream—is sold by weight at the same price as butter. Every little farmer makes it, and the demand seems to be almost as great as for butter. Why this easily produced article, which ranks as a luxury, and one may almost say a rarity, in most parts of the country, should be practically confined to Devonshire, I have never been able to understand.

Increase of small farms.

34. There is some tendency on the part of landowners to divide farms where possible, and only the outlay necessitated in making such alteration probably prevents this tendency from being more marked. Where, as is not infrequently the case, farms were thrown together 20 or 30 years ago, opportunity is now taken when possible to re-divide them. There is greater demand for the smaller farms, and landowners are disposed to prefer the small working farmers; at least this was the view expressed to me by the experienced agent of a large estate.

Effect on labourers.

35. The main effect of the depression on the labourers has been to decrease their employment. In the 20 years 1873–1893 (as is shown in paragraph 32) the area of land under the plough in Devonshire has decreased from 61 to 48 per cent. of the cultivated area. This has of necessity displaced labour. A table in the Appendix gives the figures from the Census Returns of 1871, 1881, and 1891 respectively, showing the number of persons engaged in agriculture in the county of Devon at each period. The number of those classified as agricultural labourers, farm servants, shepherds, and horse-keepers or carters, was as follows:—

Appendix A. III.

1871.	1881.	1891.
35,449	30,788	26,410

The decrease, therefore, in the number of labourers employed on the land in 1891 amounted to 14 per cent. since 1881, and to 26 per cent. since 1871.

VI.—Relations of Landlords and Tenants.

General relations. Appendices C. III. and C. IV.

36. It will be seen from the proceedings at the various public meetings which I held (reports of which in some detail are submitted in the Appendix) that various questions affecting the tenure of farms and the relationship of landlords and tenants

were brought prominently under my notice. On all the points thus publicly brought forward, and on many others connected therewith, I closely questioned many of the witnesses who came before me. I propose to lay before the Commission as fully and fairly as I am able the evidence I received and the conclusions at which I arrived on these somewhat controversial points under the five headings of—

(*a.*) Rent.
(*b.*) The law of distress.
(*c.*) Conditions of tenancy.
(*d.*) The Agricultural Holdings Act.
(*e.*) Game.

Before entering into details it may be desirable to say that, generally speaking, I do not believe the relationship of landlords and tenants to be so strained as perhaps a cursory reading of portions of the reports of the meetings might indicate. On the whole, except in rare instances, I believe the feeling between the two classes to be mutually sympathetic. I put this to three farmers whom I met together at the outset of my inquiry, and who each subsequently took a prominent part in one or other of the public meetings, and they stated that "the relations of landlords and tenants were "friendly except as regards rent, and in some cases game."

Agents.

37. I am bound, however, to say that there is on the part of the tenants more feeling against the agents than against the landlords themselves. Of course there are exceptions, and if it were not invidious I might name instances of estates the agents to which have, I believe, the confidence of the tenants not less than of their employers. But there is a strong prejudice against the management of estates by solicitors, and this is—I cannot but think unfortunately—the common rule in the district. There is, of course, nothing to prevent a solicitor from having a practical knowledge of farming as well as of law, and some of the agents I have no doubt have both, but even this circumstance, where it exists, does not remove the prejudice I have referred to. The Bideford Committee stated that the system of lawyer-stewards was "objectionable," and the Barnstaple Committee that they are "chiefly unpractical men." There is a general belief also on the part of the farmers that the fact of the agents being lawyers leads them to favour long and complicated leases or agreements, and the average farmer has a rooted aversion to length and complication in any agreement, apart altogether from its actual provisions. They object, too, to the system by which the agent draws the lease and charges a fee to the tenant as a lawyer, and it was even said—though I give the statement as an indication of the feeling which it exhibits, and not as one for which I consider there is any foundation—that the agent has a personal interest in frequent changes of tenancy because he gets the fee for drawing a new agreement.

Appreciating as I do in common with all who have any acquaintance with agricultural conditions the enormous difficulties attaching to the position of every conscientious agent to an estate in these times, I report this branch of the evidence laid before me with some reluctance, but I should fail in my duty to the Commission were I to omit mention of the strong representations made by many farmers, publicly and privately, on this subject.

I proceed now to deal with the general subject under the headings I have named.

(*a.*) *Rent.*

Present rents.

38. The extent to which reductions of rent have been made has been already dealt with in paragraphs 21 to 26. It is necessary to show now what is the present rental of ordinary farms in the district. It is needless to observe that any attempt to arrive at an average is exceedingly difficult and must at best be only a rough approximation. I give first some statements in reply to the question, "What is the average rent per "acre of farms in the district?":—

I. Bideford Committee, 10*s.* to 17*s.* 6*d.*
II. South Molton Committee, 16*s.* to 18*s.* (excluding common land).
III. Barnstaple Committee, 1*l.* (two of those present said 17*s.* 6*d.*).
IV. Torrington Committee, 15*s.*
V. Four farmers (one an experienced valuer) at Barnstaple; 10*s.* to 30*s.* for whole of North Devon, 15*s.* to 20*s.* for district north of Barnstaple.
VI. Two farmers at Barnstaple, about 1*l.* (from 10*s.* to 40*s.*).
VII. Farmer in Braunton district, about 1*l.* (land in marshes from 3*l.* 10*s.* to 4*l.*).

VIII. Farmer in Bideford district, 10*s.* to 12*s.* (land west of Bideford).
IX. Agent and valuer in Holsworthy district, 15*s.*
X. Farmer in Bideford district, 20*s.* (best farms let for 40*s.*).
XI. Farmer in Lynton district, 20*s.* (excluding down land at about 2*s.* 6*d.*).
XII. Agent to estate of 17,000 acres, 17*s.* 6*d.* (average of 103 holdings).

The last statement, it will be observed, is an actual calculation, all the rest being estimates. The details of this are given in the Appendix, and it will be seen that the size of the different occupations varies very greatly. Some few, indeed, can scarcely be termed farms, as for instance where a rent of 57*l.* includes a house and two cottages and only 1½ acres of land. The lower rented holdings are for the most part on or bordering Exmoor. One holding of 1,045 acres is in this district rented at 8*s.*, and another of 535 acres at less than 7*s.* per acre. Appendix C. V.

From a number of individual statements of the rent of particular farms in different parts of the district I find that the average rental is between 18*s.* and 19*s.* per acre. On the whole it may be estimated that taking all the land, good and bad together, and taking all the farms, large and small, accessible and remote, the average rental, including tithe, does not exceed 1*l.* per acre and is probably rather less.

Inequalities of rental.

39. The range of the rentals of different farms is necessarily wide. On the one hand there are small conveniently situated holdings of good land which, in some cases, are rented at from 40*s.* to 50*s.* per acre, while, on the other hand, there are large upland farms in remote situations which are let at 7*s.* or 8*s.* per acre. These are what may be termed natural variations. But there are also other causes of inequality. A case which was given me illustrates this. Two farms in the same parish, one of 55 acres and the other of 62 acres, are rented, the former at 39*l.* 10*s.*, or 14*s.* 4*d.* per acre, the latter at 87*l.* 10*s.*, or 28*s.* per acre. The former is the property of a large landowner who has given 25 per cent. abatement, the latter is the property of a small landowner who has given no concession. I did not visit the two farms, but my informant, a farmer in the same parish, said that of the two farms, if the rent per acre were equal, he would sooner occupy the smaller one.

As a general rule the farms which are the property of small owners are all rack-rented, while farmers on the large estates in many cases do not pay the highest competitive rents.

Competition for farms.

40. Farms are commonly let, either actually or practically, by tender. In the case of the large estates, the agents have generally plenty of applications. The highest bidder, if a suitable tenant, gets the farm. Complaint was made in the Torrington district of a practice which was said to exist of offering the farm by tender and then afterwards selecting a tenant and endeavouring to induce him to give the highest bid. The witness who referred to this mentioned a case in which he offered 215*l.* for a farm, the highest bid for which was 230*l.* He was asked to take the farm at 230*l.*, but declined. In nearly all parts of the district the farmers complain of the excessive competition for farms, and it was frequently admitted that farmers were themselves to blame for what they consider to be the high rents. One witness, though he complained that rents ought to be reduced, stated that he did not blame the landlords for keeping them up, but he blamed partly the agents and partly the farmers themselves. Another said, "Farmers are their own enemies for competing." He did not blame either the landlords or the agents for letting to the highest bidder; he "would do the same himself." Another said it was quite unaccountable that when a man had gone wrong and been sold up in a farm, others would come forward and offer the same or even a higher rent.

But though such statements as those just quoted were made by some witnesses, I am bound to say that it was more common to protest against the present rents as excessive and to say that landlords ought to reduce them. This was especially said by sitting tenants who did not consider that they had been fairly met by their landlords. The case put before me by one witness may be quoted as illustrating their position. He was an occupier of 500 acres, who had been for 35 years in his farm. Up to four or five years ago he had held it on lease. It was then revalued by a well-known valuer, who put it at 520*l.* The agent, however, asked 570*l.*, and he was obliged to agree to pay this, though he has for the last three years received an abatement of 10 per cent. He holds the farm now on a yearly agreement, and has applied for a permanent reduction of 15 to 20 per cent. The agent replied that he could not agree to this, but was prepared to take the farm if he wished to give it up.

Land courts.

41. At the South Molton meeting the following resolution was passed :—

"That all cases of dispute between landlord and tenant should be settled by arbitration, the arbitrator, whose decision shall be final, to be appointed by the county council."

At the Barnstaple meeting a similar resolution was passed in the following terms :—

"That land valuers be appointed by the county council to act in all cases of "dispute between landlord and tenant."

At South Molton no one formally challenged the motion when it was put to the meeting, though two speakers spoke against it, one (Mr. Sanders) saying that if there was a court to fix rents there should also be courts to fix the price of meat, manure, seeds, and other articles.

At Barnstaple the motion was carried by 45 votes to two, though a few did not vote. One speaker spoke strongly against it.

Although it is not specifically mentioned in either resolution, the question of rent was that to which both of them were mainly directed. This was apparent not only from the discussion at both of the meetings, but also from many statements of individual witnesses.

Summary of evidence as to land courts.

42. In endeavouring to summarise the various evidence which I received on this point, I may say that I do not think that, as a rule, farmers who advocated the establishment of an official authority for the fixing of rents had clearly and completely thought out the precise consequences of such a course, and in many cases I am not sure that they would be prepared to accept all the new conditions which it would create. There are in the main two sets of circumstances on which the demand for a land court, or its equivalent, is based. One is where a tenant occupies a holding under a landlord who will give no reduction or abatement of rent, while landlords of adjoining and similar farms are giving considerable reductions. Not unnaturally the tenant who can get no concession, but is told "he must pay or go," thinks himself hardly used, and believes that an independent tribunal would reduce his rent to the same level as his neighbours'. The other set of circumstances which gives rise to a demand for a land court is where a tenant believes that a competent and experienced valuer would, if he valued his farm, put a lower value on it than the rent which he is paying. This is especially the case where, as in some instances, such a valuation has been made, but is not accepted by the landlord.

The point which, so far as I can gather, is not quite clearly seen is that any such reference as that proposed must be either voluntary or compulsory. I believe that many who voted for the resolutions above quoted did so with a somewhat vague idea that in a case where a tenant applied for a reduction of rent and the landlord declined to give it an appeal might be made by consent of both parties to an official valuer who would decide the matter in a friendly way, and that thereafter matters would go on as before, except that (as they naturally believed) they would have to pay less rent. This, it is obvious, would not meet the cases where such a reference would be most wanted, because in just those cases the landlord would refuse to agree to the reference. Others who voted for the resolutions were no doubt prepared to advocate that the tenant who believed himself to be unfairly rented should be able to appeal to an official or court who should have power to compulsorily reduce his rent. But it did not seem to me that those who took this view fully appreciated the altered relationship which would exist between a tenant and a landlord who was compelled by an outside tribunal to accept a rent less than that which he considered himself entitled to. Nor had they contemplated what course should be taken with a refractory landlord—so to put it—who refused to obey the ruling of the court. The further question as to whether the position of tenants now occupying farms at admittedly low rents might be prejudiced was perhaps naturally not considered, because it is scarcely necessary to observe that it was not from these that the demands for a land court came.

(*b.*) *The Law of Distress.*

Resolutions at meetings.

43. Reference has already been made to the fact that many farmers acknowledge that the high rents are the cause—and, as some of them think, the inevitable cause—of excessive competition. It was urged by several witnesses that this was caused largely, if not mainly, by the operation of the Law of Distress.

The Barnstaple meeting considered unanimously—

"That it is absolutely necessary for the welfare of the agricultural community that the Law of Distress be abolished."

The Torrington and Holsworthy meetings both resolved—

"That the Law of Distress is unjust and demoralising, and that it should be abolished, and the landlord placed on a footing with other creditors."

At Torrington this resolution was carried by a considerable majority, the proportion in favour being, as nearly as I could judge in a very crowded room, about as 4 to 3. There was not much discussion, but one or two farmers spoke against the proposal. One of those who supported it was a miller and manure merchant, and described himself as a "victim" of the Law of Distress. He thought it was hard that he should "sell manure "for the landlord's benefit," and considered that he ought to share as an equal creditor with the landlord.

At Holsworthy the resolution was carried *nem. con.*, although two speakers spoke in opposition to it, one of them stating that "it would make things worse for the farmers "as landlords would ask for twelve months' rent in advance or two sureties." He said that the Law of Distress "gave the little men a chance."

Summary of evidence as to Law of Distress.

44. The abolition of the Law of Distress was strongly urged by witnesses of two classes, viz.: (1) Farmers who consider that rents are kept up to fictitious level by the competition of men having little or no capital whom the landlords would not accept as tenants if it were not for the security which the Law of Distress gives them for their rent; and (2) manure, cake, and corn merchants, and other traders who consider that they are placed in an unfair position as creditors while the landlord has a prior claim on the tenant's estate.

The statement that landlords or their agents can and do accept as tenants men of insufficient capital whom, but for the security of the Law of Distress, they would not take as tenants, is one which in the nature of things cannot be proved, because it is not clear, as a speaker at Holsworthy pointed out, that if the Law of Distress were abolished landlords might not take other means of protecting themselves which would leave the position in this respect little, if at all, changed. I can only report a widespread opinion among farmers that the effect would be as they think.

On the other point, viz., the position of other creditors, a summary of a brief examination of one of them, who strongly advocated the abolition of the Law of Distress at one of the meetings, may be of interest.

Q. On what grounds do you advocate the abolition of the Law of Distress?—*A.* Mainly because it is unfair when a farmer fails that the landlord should be paid his claim in full while I who supplied the manure for the farm get only a small proportion of the sum owing to me.

Q. You give credit to tenants now for manures, &c. as a rule?—*A.* Yes, three, six, or nine months very often.

Q. You give this credit knowing your position as a creditor under the Law of Distress?—*A.* Yes.

Q. Then, if you can afford to risk giving three, six, or nine months' credit now, could you not give proportionately longer credit if the Law of Distress were abolished?—*A.* Yes, no doubt I could.

Q. And would you probably do so?—*A.* Very likely.

It is no doubt fair to argue from the farmers' point of view that the ability which he would gain, according to the above evidence, of obtaining longer credit from the manure or seed merchant for instance, would be advantageous to him, but from the traders' point of view it does not appear that there would be quite so much gain as some witnesses assumed.

(*c.*) *Conditions of Tenancy.*

Term of hiring.

45. Formerly leases for a term of years were practically universal, and they are still common on the smaller estates. On the large estates they are as a rule dying out, that is to say, that as the leases expire the farms are re-let on a yearly tenancy. I found some cases of farmers whom I visited who had leases. For instance, one had taken a seven years' lease of his farm from the previous Lady Day, another took a 14 years' lease four years ago, and another, a large farmer, took a 21 years' lease three years ago. The last named when I congratulated him on his confidence in the future of farming, stated that he thought at the time prices had "touched bottom," and he did not expect any such situation as the present.

The practice on estates differs still. On one large estate, for instance, all the farms are now held on yearly agreements, while on another 14 years' leases are still the rule.

In the Holsworthy district I was told seven years' leases were the rule.

As I have said, however, the tendency is to abolish leases and substitute yearly agreements.

One witness, a land agent, observed that leases are no good to the landlords as they have to give abatements of rent just the same.

Another witness, a corn merchant, said that landlords gave remissions of rent to tenants holding leases "though the tenants in the good times did not offer any more rent."

Conditions of tenancy.

46. The conditions of tenancy are, generally speaking, the same whether it be a lease for a term of years or an agreement for a yearly tenancy. In other words the old leases continue in the main in force with only such modification as is required for the alteration of term. I obtained copies of the printed form adopted on several of the larger estates, and I give one of them in full in the Appendix which may be taken as fairly typical of the terms of tenancy on the best managed estates. I also give notes of several other leases or agreements.

Appendix C. VI. Appendix C. VII.

It will be seen that the conditions are generally stringent and elaborately detailed. I need only here note one or two points.

Rent.

The landlord reserves all game, &c. The rent is payable quarterly, and the three last payments, or sometimes the last payment, is to be made in advance.

Entry.

The entry is a Lady Day one.

Penal rents.

Additional or penal rents are common for breaking up pasture (10*l*., 20*l*., and 50*l*. per acre in cases given), and also in some cases for every load of hay, straw, grain crop or roots sold off without written consent, (5*l*.); for every acre of land sub-let, (5*l*.); and for every acre on which two straw crops in succession are taken (5*l*.). There are also penalties for lopping or injuring timber trees and saplings.

Conditions as to cultivation and sale of produce.

The conditions as to cultivation vary somewhat in detail.

The following is a clause from the lease adopted on what is probably the largest estate in the district, which has a reputation for good management:—

"The tenant shall manage and cultivate the lands according to the most approved course of husbandry, and in so far as it may be necessary shall forthwith thoroughly clean the same, and in all other respects get and put the same into good condition, and shall thenceforth always keep and shall leave the same clean and in good heart and condition; and especially shall cultivate manure and crop the arable land so as in no instance to sow or take two white or grain crops without seeds, summer fallow, turnips, mangold, or other root crop (well cleaned and manured) intervening, every grain or pulse crop allowed to go to seed to be deemed (for the purpose of this condition) a white or grain crop, and no white or grain crop shall be taken from land so seeded until it has been dressed for a grain crop. And shall consume on the premises all grass, hay, straw, fodder (supplies to the landlord excepted), turnips, or other root crops (potatoes only excepted, of which not more than acres are to be grown during any year of the tenancy), and shall apply the manure made therefrom to the land regularly and periodically as the same shall be produced. And shall manure the grass land as often as mown, and not mow the same land more than once in any one year, and shall keep the water meadows properly irrigated at the proper season. And shall close cut twice in every year all hedges adjoining the roads or lanes, and where and whenever necessary shall cut or new make and dyke the hedges in a proper and husbandlike manner. And will give to the landlords or their agent twenty days' notice in writing prior to cutting or new making any hedge, so that any saplings growing therein may be marked by the landlords or their agent for preservation. And shall cut the thistles and other noxious weeds on the premises before the 1st of July in every year. And shall keep the orchards properly filled up in every year of the tenancy at his own expense, by properly planting, manuring, and protecting such new trees as shall be approved by the landlords or their agent, and shall not depasture in the orchards any stock that can injure or deface the trees. And the filling up from time to time of the said orchards shall not be an improvement 'by planting of orchards or fruit bushes' requiring the consent of the landlord or entitling the tenant to compensation in respect thereof under the Agricultural Holdings (England) Act, 1883. And shall at his own expense when breaking for lea wheat or oats, or making a fallow, carry out, and spread the hedge beds over the ground, if required by the landlords or or their agent so to do."

In some cases, as will be seen on reference to the Appendix, the agreement specifies the actual dressings to be applied to the land, and it is common to restrict the extent of land under corn crops and potatoes in any year.

Terms of away-going.

47. It is common to give the incoming tenant right of entering on July 1st to the land in course for wheat, but in the agreement already quoted, the following are the terms of away-going:—

"In the event of a notice for the determination of the tenancy being given by either party, the tenant during the last year of the tenancy shall not stock the young grass except with sheep and pigs, and in no case later than the 1st of November, and shall not sow or take a white or corn

crop from more than one-half of the arable land, and shall allow the landlords or their agent, or any persons authorised by them or him, to enter on or after the 1st of October following the notice, upon the ground for fallow for wheat crops, and also upon the errish grounds not sown with grass seed on being paid two shillings and sixpence per acre for such errish grounds so entered upon, and shall also during the last year of the tenancy thresh out on the premises the corn and grain, and properly store and stack up, thatch, and protect in a husbandlike manner, and in the usual places, and in convenient buildings on the farm, all the hay, straw, haulm, and fodder not consumed by the tenant. And shall plough and work the usual quantity of ground for wheat up to Michaelmas, but the landlords reserve to themselves and their agent and such person or persons as they or he may appoint, power to enter upon and work the said ground after Midsummer in such year."

The following clause, from the same agreement, may be also included under the head of away-going conditions:—

"If the landlords shall so require the tenant will obtain all purchased manure and grass seeds applied to the land or sown during the last year of the tenancy from such persons or companies as the landlords or their agent for the time being shall approve."

Compensation for improvements.

48. As a rule all agreements made after the passing of the Agricultural Holdings Act, 1883, which came under my notice, contained clauses giving compensation in substitution for the Act. One or two examples are given in the Appendix, but I cite here from the agreement above quoted, which, it is right to say, is one of the most favourable, from the tenant's point of view, which could be taken. The following are the compensation clauses therein contained. It will be noted that compensation is given, under certain conditions, for new buildings, draining, and making new fences or roads, and also for grubbing coppices or hedgerows (an improvement not recognised in the Schedule of the Agricultural Holdings Act), with the written consent in all these cases of the landlord:—

"On the determination of the tenancy the landlords shall (subject to the production of proper vouchers and other sufficient evidence) make the following payments and allowances to the outgoing tenant as compensation for the improvements next herein-after mentioned, and the tenant hereby admits that as respects such improvements such compensation is fair and reasonable, and accepts the same in full satisfaction and discharge of all claims in respect of such improvements, whether under local custom, the Agricultural Holdings Act, 1883, or otherwise howsoever, namely:—

"In respect of outlay under all or any of the following heads, made by the tenant with the consent in writing of the landlords or their agent, and if such consent shall not have been given upon any other terms as to compensation or otherwise the allowances following:—

"1st. On the erection of any new building or buildings, if the tenant shall not have enjoyed the benefit of such outlay for twenty years, one-twentieth part of such outlay in respect of each year which shall then be wanting to complete such period of twenty years.

"2nd. On draining and on the construction of any new fences or roads, if the tenant shall not have enjoyed the benefit of such outlay for six years, one-sixth part of such outlay in respect of each year which shall then be wanting to complete such period of six years.

"3rd. On grubbing coppices and hedgerows, if the tenant shall not have enjoyed the benefit of such outlay for three years, one-third part of such outlay in respect of each year which shall then be wanting to complete such period of three years.

"In respect of the tenant's outlay, under any or all of the following heads, the following allowances respectively:—

"4th. On sub-soiling or clay-burning, or on the proper application to the land of undissolved bones, or chalk, or clay, or lime, or marl, if the tenant shall not have enjoyed the benefit of such outlay for five years, one-fifth part of such outlay in respect of each year which shall then be wanting to complete such period of five years.

"5th. On guano, superphosphate, or purchased artificial or other purchased manure, duly applied to the land in the last year of the tenancy, the whole of such outlay, but such allowance shall not, in respect of land under root crop, exceed fifty shillings to which such manure for any acre shall have been applied.

"6th. On linseed, rape, and cotton cake, and other feeding stuff not produced on but consumed upon the holding by cattle, sheep, or pigs in the last year of the tenancy, one-half of such outlay.

"And the following allowances, namely:—

"7th. The value of the grass seeds properly sown in the last year of the tenancy.

"8th. Two-thirds of the market value of the hay, straw, and haulm left upon the premises, but the quantity of such hay, straw, and haulm respectively, in respect of which such allowances are to be made, shall not as to each description of produce exceed one-half of all the hay or straw or haulm respectively produced on the farm during the last year of the tenancy.

"9th. The value of the working by the tenant of the fallow ground previous to Michaelmas in the last year of the tenancy, and of any other work done during that year, for the benefit of the incoming tenant, according to the rules of good husbandry, or under previous arrangement in writing with the landlords or their agent for the time being.

Complaints as to conditions of tenancy.

49. The three following resolutions were passed at South Molton, Torrington, and Holsworthy respectively:—

South Molton—"That tenants should enjoy freedom of cultivation, and should be allowed to sell all produce on bringing back an equivalent in manurial value."

Torrington—"That such an alteration of the law is necessary as will give to the tenant farmer greater freedom with regard to cropping and the sale of agricultural produce; also that on quitting he shall be paid for all improvements made by him during his tenancy, whereby the letting value has been enhanced, and shall allow for any depreciation arising from improper management."

Holsworthy—"That it is desirable that protection should be extended to tenant farmers by giving them greater freedom in the cultivation of their holdings and the disposal of their produce; also by giving them proper compensation for cultivating waste lands and land which has gone out of cultivation, and making other permanent improvements."

At the Exeter meeting a resolution was brought forward in favour of abolishing the law of distress, and of giving tenants "reasonable freedom of cultivation and free sale of improvements." It was, however, lost on a division.

The latter parts of the Torrington and Holsworthy resolutions bear upon a point which will be dealt with subsequently.

I received much evidence from farmers on this subject. The general feeling was that the usual agreements are unreasonably stringent as regards cultivation, and also as to the sale of hay and straw. One or two tenants complained of the condition forbidding the taking in of agisted stock, though this in some cases only applies in the last year.

On the other side it was contended that in these days the conditions are not really enforced on a sitting tenant who is farming fairly. Many farmers stated that this was so in their case. It was further contended that the conditions are necessary as a protection to the landlord, and still more to the land itself, against a possible bad tenant.

Farmers as a rule admit that the landlord must have a certain power to check a bad tenant, but they contend that this might be secured by restricting him in the last year of his tenancy, particularly when the farm is held on a yearly agreement and the landlord can give a tenant notice to quit who is seriously injuring the farm. As regards sale of hay and straw, they think that if a return of equivalent manurial value is insisted upon the land is sufficiently protected, while as regards freedom of cultivation it will be observed that two out of the three resolutions ask not for absolute, but for "greater," freedom, and this I gathered is the prevalent view.

It must be admitted that the minute conditions in some of the agreements have in these days a very antiquated air. In one case, for instance, of a lease (noted in the Appendix) there was a condition that the tenant should "dress every acre broken up or tilled with "60 bushels of lime of 224 lbs. to a bushel." I was told that this would involve an outlay of about 7*l.* per acre.

To sum up as regards freedom of cultivation and free sale of produce, I cannot but think that the clauses in the agreement in force on Sir Thomas Acland's estate meet, to a large extent, the demands put forward on these heads, and that if they applied to all the holdings in the county I should have heard very little, instead of very much, about these two subjects.

The agreement states that no removal of hay, straw, haulm, fodder, reed, unthrashed corn or grain, dung, ashes, compost, soil, green crops or roots (except potatoes), shall take place without the landlord's consent under a penalty of 5*l.* per load, but adds the following important proviso:—

> "Provided, nevertheless, that hay and straw may be removed if a quantity of manure equal in value to one-half of the money for which the hay and straw is sold be within the same year brought back and expended on the premises, but after notice to determine the tenancy such removal shall not take place without the consent in writing of the landlord or his steward."

The following clause gives freedom of cultivation, but reserves the landlord's right to interfere in case of necessity, which is the solution of the question which was generally agreed by thoughtful witnesses to be in principle fair:—

> "If so required by notice in writing from the landlord, and whether so required or not after notice to determine the tenancy shall have been given, to observe the proportion of crops specified in the Second Schedule hereto, it being understood that the turnips and other green crops shall be sown in drills and the fallows properly cleaned and manured."

50. It will be observed that fixity of tenure was the only one of what are commonly termed the "three F.'s," which was not asked for at one or other of the public meetings. As a matter of fact the point was hardly raised by more than one or two witnesses. I am disposed to think that this may be partly accounted for by the fact that in a district where long leases still linger, and were until quite recently prevalent, the tenants have many of them had too much "fixity of tenure." In one case brought under my notice a farm was held on a 14 years' lease. The original tenant had transferred his interest about nine years ago and his successor had failed, with liabilities 2,000*l.* and assets 400*l.* about a year before the lease expired. The farm had then to be carried on by trustees for the benefit of the creditors until an arrangement was come to under which the landlord for certain considerations consented to resume possession six months before the expiry of the term. Fixity of tenure.

In only one instance did a witness strongly contend for fixity of tenure, and this arose out of special circumstances. He took a farm of 230 acres with which 16 acres of park land had previously been let. His brother who preceded him in the farm had the whole 246 acres for 250*l.* and the tithe. The present tenant agreed to give 255*l.* tithe free. He took possession without signing the agreement and then found that the 16 acres of park had been let to another tenant and were not included in his hiring. He accordingly refused to sign the agreement, but eventually came to terms and signed the agreement for 240*l.* tithe free including the park. He entered at Lady Day, 1893, and at Lady Day, 1894, he received notice to quit. Under these circumstances he considered himself very hardly used and thought that "fixity of tenure" was desirable. It was evident that there had been a misunderstanding about the off-lying 16 acres, which though not strictly or originally part of the farm had for many years been let with it; that the tenant finding himself in possession without having signed the agreement had believed himself able to dictate terms and had practically done so, and that the notice to quit was, so to speak, the counter-move from the landlord who, as a matter of fact, had promised the said 16 acres to another tenant who in fact had held possession of the piece of land for a short time.

I did not investigate the circumstances further than to take the statement of the aggrieved tenant, for the position seemed to be pretty clear. I am bound to say that a less drastic or elaborate solution of such a difficulty seems to be possible than that of establishing fixity of tenure throughout the kingdom, and that is the signing of agreements before taking possession.

(*d.*) *Agricultural Holdings Act.*

51. As already remarked, tenants are usually under agreements which give substituted compensation. I was informed, however, that they frequently prefer to go out under the Act. In evidence given by four experienced farmers in the Barnstaple district, all of whom understood the Act pretty well and one of whom had exceptional knowledge and experience of it, it was stated that the Act is generally acceptable. On the other hand, there are undoubtedly a good many complaints of the Act, though I had difficulty sometimes in getting the complaints defined, or any precise amendment suggested. Operation of Act.

52. Each of the committees appointed by the public meetings which I held contained a number of experienced and practical men, and I pressed them in each instance on the question. Suggested amendments.

The Bideford Committee said—

"The Act is too cumbersome and expensive, and practically inoperative.

"The tenant should be compensated for increased fertility due to his action.

"The landlord should be compensated for decreased fertility due to tenant's act or default.

"Compensation should be given for corn produced on the holding and consumed thereon by cattle, sheep, or pigs, if properly verified.

"A record of the condition of the farm should be taken on entry by a competent valuer, and endorsed on the lease or agreement; in other cases a certificate to be given to both parties."

The meeting which appointed this committee had resolved generally—

"That the Government be asked to pass a law by which the tenant, on quitting his holding, should be fairly compensated for all permanent improvements made by him,"

and the foregoing recommendations were made with the view of giving effect to this resolution.

The South Molton Committee, in addition to the proposal for the appointment of official arbitrators, which was made by the meeting appointing them, recommended—

"That corn fed to poultry should be compensated for.

"That all corn grown and consumed on the holding should be compensated for."

The Barnstaple Committee recommended that—

"The Act should contain all such conditions as are contained in a good lease for the purpose of securing the good cultivation of the land.

"Laying down land to permanent pasture should be transferred to Part III. of the Schedule.

"The tenant should be compensated for the unexhausted value of corn grown and consumed on the farm.

"Corn fed to horses should be compensated for."

The Barnstaple meeting had previously passed a resolution in favour of appointing official valuers.

The Torrington meeting passed a resolution (already quoted) which declared that the tenant should be paid on quitting for all improvements made by him whereby the letting value of the holding had been enhanced, and should allow for any depreciation arising from improper management.

The Torrington Committee subsequently made the following specific recommendations:—

"Laying down of permanent pasture should be transferred to Part III. of the Schedule.

"Compensation should be given for the unexhausted value of all corn grown and consumed on the holding. (There was one dissentient to this proposal.)

"Grass seeds should be paid for on quitting."

Mr. Berry-Torr thought that the making of claims under the Act might be much simplified. He suggested that forms for making claims might be issued officially, and be obtainable, for instance, at the county court office. Such forms might bear a stamp, the proceeds of which could go to the local authorities. In the same way, he thought that official forms for awards might be issued.

Three farmers whom I met together at the house of one of them, in discussing the Act, suggested that there should be a schedule of the value of improvements added to the Act.

A valuer of large experience made two suggestions—(1) That the landlord and tenant should have an equal right of claim; and (2) that the laying down of permanent pasture should be transferred from Part I. to Part II. of the Schedule.

One farmer whom I met in Exeter did not believe in any Act at all. He said the best plan was to pay nothing on going on and receive nothing on going out.

I received one or two specific complaints of failure to obtain what the tenants considered to be justly due to them on quitting. The points are, however, covered in one or other of the suggestions referred to above.

Costs of valuations.

53. A well-known farmer whom I met at Exeter referred to the cost of making valuations. He stated that in one case where a farm of 80 acres was given up the cost of valuation was 80*l.* On another farm of 1,200 acres, which he himself quitted, he paid 50*l.* to his own valuer and 20*l.* to the umpire. On the same farm 20 years ago the cost of the valuation was 30*l.*, and when he quitted it recently the cost was 140*l.* In another case he stated that the outgoing tenant obtained 38*l.* for his compensation, and the valuation cost him 60*l.*

The suggestion which he made was that only one valuer should be engaged in each case instead of two valuers and an umpire, and that the valuers should be appointed by the county council or the county court.

(*e.*) *The Ground Game Act.*

Complaints.

54. One of the most common subjects of complaint was in respect of the working of the Ground Game Act.

The general complaint made by several of the witnesses individually as well as at three of the public meetings was that the limitations on the tenant's power to take hares and rabbits under the Ground Game Act renders it of little use as a protection against the latter.

In connexion with this there were some complaints as to damage done by winged game, and especially as to the introduction of a shooting tenant—against whom there is a general feeling of dislike.

Another point raised in the same connexion was the inclusion of the cover fences in the holdings.

It is difficult therefore to keep the subjects distinct, as in the minds of many they were all more or less associated. It will be as well probably to deal with them under the one heading, though strictly speaking the limits of the Ground Game Act are exceeded.

Of specific statements of damage sustained from game I received very few, but several general allegations of damage were made, while on the other hand some farmers stated that they had no complaint to make.

55. The following were the resolutions adopted with reference to this subject:— Resolutions.

South Molton Meeting—

"(i.) That the right of shooting over the tenant's holding, where the landlord does not use it himself, should be given to the sitting tenant.

"(ii.) That the occupier of any land should have the right to kill and take the ground game when, where. and how he likes.

"(iii.) That the fences around the covers which formerly belonged to the farm should be restored."

Barnstaple Meeting—

"That the tenant should have the right to take the ground game how, when, and where he likes, and that where the landlord does not shoot himself, the tenant should have the first offer of the shooting on his farm."

Torrington Meeting—

"The tenant should have concurrent rights with the landlord to kill all the game on his farm."

The suggestion that the tenant should have the right to take the ground game on his farm "how, when, and where he likes" was a favourite one, and, as it will be seen, was adopted in synonymous terms at South Molton and Barnstaple.

With regard to the third resolution at South Molton, it was mentioned by Sir William Throckmorton's agent, who was present, that on that estate the tenants who had cover fences had asked the landlord to take them, and their request had been granted.

56. That there is a considerable amount of foundation for the complaints as to game I see no reason to doubt. Shooting tenants and their keepers tend everywhere to create great friction, and probably they are even more disposed to be arbitrary with comparatively small farmers, such as those in Devonshire, than with the larger farmers in other counties. Nor is it possible to deny that the provisions of the Ground Game Act are ingeniously devised so as to make it very difficult to trap rabbits in accordance with it. But while admitting the force of much that was urged in this respect, I cannot help thinking that there is some confusion of thought among farmers as to the precise object of the Ground Game Act. They seem to believe that its main purpose was, so to speak, to give the rabbits to the tenant instead of the landlord, whereas its principle is to enable the tenant to protect his crops from the ravages of ground game. I received some evidence which indicated that very large quantities of rabbits are killed and sent away by tenants. I was informed, for instance, by a competent witness, that tons of rabbits are despatched by rail from the district, and that the numbers have largely increased since the passing of the Ground Game Act by reason of the fact that the farmers turn them to profit. Summary of evidence as to game.

It would of course be argued by those who brought this subject before me that the ground game ought to be the property—many would say the sole property—of the tenant, but it seemed to me that it was not appreciated that the transfer of property in game, which naturally in the long run must proportionately affect rent, is a distinct question from that of the protection of growing crops from undue damage, which is the present basis of the Ground Game Act.

One suggestion made to me was that the present gun license should be increased to 1*l.* and should include a license to kill game.

VII.—The Labourers' Position.

Supply of labour.

57. Reference has already been made (par. 35 *supra*) to the reduction in the number of labourers in the county of Devon. So far as I am able to judge, the decrease indicated in the Census Returns, viz., of 13 per cent. in the decade 1881–91, and of 26 per cent. in the 20 years 1871–91, would apply to the district of my inquiry. Several witnesses stated that the supply of labour now is hardly equal to the demand, especially during the summer. The young men leave the land and go into the towns, while the fact that women and children do not work as they used on the farms has been another factor in reducing the supply. One witness said that he used to employ women for weeding at 4*s.* 6*d.* per acre, but they would not work now. It was stated that of late years there was an increased demand for labour on the roads, and that whereas the old men used to be employed at road-mending, the contractors now employ the best men and pay the highest rate of wages.

Wages.

58. The general average wages for ordinary labourers is 12*s.* per week, and married men as a rule have a cottage and potato ground in addition. There are some variations, 13*s.* being sometimes paid near the towns, while in more remote districts the wage is 12*s.* without cottage, except for horsemen and stockmen, and in one case 11*s.* and cottage. Horsemen and stockmen get 13*s.* to 14*s.*, usually with a cottage. It is the rule for the men to have from 20 to 40 perches of potato ground, which the farmer ploughs and manures for them. Harvest money is usually from 30*s.* to 2*l.*

Men boarding in house.

59. The system of hiring men by the year to live in the house still prevails to some extent, the hiring being from Lady Day, with a month's notice to leave. Men boarding in the house get from 12*l.* to 16*l.*, in some cases less; boys from 5*l.* upwards. One witness gave me the following scale:—Lads from 14 to 16, 8*l.*; from 16 to 18, 10*l.*; from 18 to 20, 12*l.*; men over 20, 12*l.* to 20*l.*

Hours of work.

60. The ordinary hours of work are from 7 a.m. to 6 p.m., with a quarter or half an hour for lunch and an hour for dinner. Carters and stockmen commence work at 6 a.m. The following statement was given to me of the hours of work in the north-west part of the district:—

	Labourers.	Carters.	Stockmen.
In summer	7 a.m. to 12.30 p.m. 2 p.m. to 5.30 p.m.	8 a.m. to 12.30 p.m. 2 p.m. to 5 p.m. Horses fed and groomed before and after working hours in the field.	6 a.m. to 5.30 p.m., but they have to go round to their charges again at 8 p.m. in winter.
In winter	7.30 a.m. to 12.30 p.m. 2 p.m. to 5 p.m.		

Cottages.

61. The cottages are, as a rule, let with the farms, though there are many exceptions. One landowner said he had 20 cottages, and only one was let with a farm. On two large estates the cottages are let direct, but are under the control of the farmer. Most of the cottages have two bedrooms, and in some cases three. They are usually let at 1*s.* or 1*s.* 6*d.* per week, the latter being most usual. The majority have fairly good gardens. The agent to a large estate put the return on outlay of cottages at 2 per cent., and stated the cost of a pair of cottages to be 300*l.* In one case in the Barnstaple Union it was complained that there were not enough cottages, many having been pulled down some years ago, and their place not sufficiently supplied. One witness thought that owners should be compelled to erect sufficient cottages on the farm for the men employed thereon. He stated that he had one man who for 30 years had walked nearly 4 miles daily to and from his work, besides walking all day with horses.

Allotments.

62. Among farmers the general opinion is that labourers do not require allotments, as a potato ground and garden supply their wants in this respect. One or two facts were mentioned in proof of this assertion. In one case a witness had taken a field from a tenant at 2*l.* per acre, and offered it in allotments at 30*s.* per acre, all outgoings paid, but it was declined. A yeoman farmer said he had four gardens, amounting to about half an acre altogether, and offered them to a man to work rent free, but he declined, saying it would not pay him. He had a potato ground. In another case

I was informed that the labourers in a village were asked to "sign a paper" applying for allotments, but declined to do so.

Mr. Brewer, agent to Lord Fortescue, gave me the following statement as to allotments on the Castle Hill estate, which it will be seen tends to confirm the view that there is little unsatisfied demand for allotments.

In Filleigh.

Six allotments near the station, each containing about 1r. 20p., and let at a gross rent of 11*s.* 3*d.*, or less than 30*s.* per acre, rather below agricultural value. Total area, 2a. 1r. 4p.; total rent, 3*l.* 7*s.* 6*d.*

N.B.—There were formerly 16 similar allotments, but they were gradually given up by the tenants years ago, until at last only six were occupied or rented as allotments, and the other 10 are now let together at the old rent (of 30*s.* per acre) with other lands.

Eight allotments at Heddon Cross, each containing about 27p., and let at a gross rent of 5*s.*, or about 30*s.* per acre, which is decidedly below agricultural value. Total area, 1a 1r. 18p.; total rent, 2*l.*

N.B.—One tenant occupies four of these lots, having taken them from time to time when their occupiers gave up, and there was no demand from persons having no allotment.

There were 14 allotments at West above the Way, and 13 at East above the Way, near Heddon, in this parish, but the demand for them ceased many years ago, and they have been discontinued as allotments for over 10 years. There were also 16 at Proutworthy, of about a quarter of an acre each, but they were discontinued 40 years since. Their rent was 5*s.* apiece (gross).

In West Buckland.

Twenty-four allotments of about 1r. each, gross rent 5*s.* apiece, decidedly below agricultural value. These are managed (as to letting, &c.) by the rector, but I believe the cultivation is bad and the demand small. Area, 6a. 1r. 17p.

In East Buckland.

There were 12 allotments of about 1r. 20p. each, let at 12*s.* 6*d.* apiece, but they were discontinued 30 years ago.

In South Molton.

There were 15 allotments near the (Stags Heads) village of 1r. 20p. each, let at gross rent of 13*s.* 6*d.* each. In 1857 12 of these had come into the hands of a farmer, owing to the lack of demand; and in 1862 the whole were given up.

There were 15 at West Clatworthy of about 1r. each, let at 7*s.* each. They were gradually given up, and the whole are now let to Searle, the last remaining tenant.

On the other hand I am bound to state that one witness alleged that "it was difficult to get allotments," though without giving specific instances, and further that I had very little opportunity of obtaining evidence from labourers themselves. The inquiry made by Mr. Chapman on behalf of the Labour Commission in the Crediton Union seemed to render this unnecessary, even if time had not compelled me to devote my attention mainly to obtaining evidence from farmers on the main subjects of the inquiry.

Small holdings.

63. I was glad to have the opportunity of visiting some of the small holdings which have been established by Mr. W. J. Harris on his estate at Halwill. The fact, however, that Mr. Harris has himself given evidence with regard to them before the Commission (Minutes of Evidence, Vol. I., p. 95), enables me to curtail my reference to them. He has 23 small holdings of from 1 to 60 acres in extent, the total area being 414 acres. I visited 10 of them, and generally speaking they seemed to me to be well managed, and the holders, so far as I gathered, are fairly satisfied with their position. All the holdings are let by Mr. Harris on a yearly tenancy, without any agreement, but with an understanding on both sides that the rent shall not be raised.

In one instance the holder, a farm labourer, earning 2*s.* per day, has $2\frac{1}{2}$ acres, for which he pays 2*l.* per acre, the landlord paying all outgoings. He has a house and good garden, for which he pays 4*l.* per annum, and a cow run on the adjacent moor, for which he pays 1*s.* 6*d.* per week through the summer. His holding is good meadow land, and was at the time of my visit all shut up for hay. He keeps one cow, and rears the calf, either selling it at about six months, or carrying it through the winter, according as prices and supply of keep may indicate the best course.

His neighbour has 3 acres, 1 acre of which was arable, but he has laid this down and intends to leave it in grass. He said, "it does not pay a working man to

have tillage land." He keeps a cow, and pays 1*s.* per week for a run on the moor from May to July. His rent for the land is 4*l.*, and for the house 5*l.* He had worked his acre of tillage on a four-course shift, oats, roots, oats, seeds, hiring a plough at a cost of 8*s.* per day, including horse and man. He used the straw for litter, and supplemented this with rushes, but he expressed the opinion that straw was necessary to enable stock to be kept profitably, though in his own case he is giving up growing it. He does not rear the calf from his cow, but sells it about a fortnight old. He makes butter, and sells it at from 10*d.* to 15*d.* per lb. He gets 2*s.* per day on an adjacent farm, and also gets some work from Mr. Harris at 2*s.* 6*d.* per day.

A blacksmith occupies 30 acres for which he pays 22*l.* 10*s.*, his house and forge being rented separately at 12*l.* 10*s.* I was informed that the house and forge cost 250*l.* to erect, so that the rent is a bare 5 per cent. on first outlay. This man evidently takes considerable pride in his holding, and mentioned that he had grown a crop of potatoes which weighed 18 tons to the acre. He has about a third of his holding under the plough, 7 acres being in oats. He sells his calves and also sells butter.

Another well-kept holding was 17 acres in extent rented at 23*l.* The occupier had recently put up a substantial shed made of railway sleepers, the landlord providing the corrugated iron for the roof. He had just sold nine small pigs for 8*l.* 10*s.* He has a good dairy, and sells butter at from 10*d.* to 16*d.* per lb.

On a larger holding of 50 acres, rented at 65*l.*, new buildings had been put up at a cost of about 300*l.* Here a piece of old plantation land was being gradually cleared and laid down to grass. A piece of barley from this holding sold in the previous year, in the stack, for 9*l.* per acre.

Grievances and Suggestions.

Subjects.

64. A whole group of subjects which might be included under this heading have been already dealt with in paragraphs 36 to 56 of this Report. So far as relates to grievances in connexion with the relationship of landlord and tenant and suggestions arising therefrom, I beg to refer to those paragraphs. As regards other subjects brought forward, I proceed first to report those upon which resolutions were passed at public meetings, and I take them in the order of importance as indicated by the number of meetings at which they were brought forward.

Local taxation.

65. The subject of local taxation was introduced at four out of the six meetings, viz., at Bideford, Barnstaple, Holsworthy and Exeter. The following were the resolutions passed :—

Bideford meeting—

"That the incidence of local taxation is most unfair, only real estate being taxed, there being no reason why personalty should not be equally taxed."

Barnstaple meeting—

"That the burden of local taxation is excessive, and ought to be reduced, and that the initial cost of drainage, water supply, lighting, &c., should be borne by the property benefited."

Holsworthy meeting—

"That this meeting is of opinion that some immediate action should be taken by the present Government to remove some of the existing burdens in the shape of local taxation on the land, especially those of the highways, police, education, and sanitation."

Exeter meeting—

"That this meeting considers that the incidence of local taxation is most unfair, only real estate being taxed, whereas there is no reason why personalty should not be equally taxed for the local rates."

There was no subject upon which witnesses were more unanimous than that of relieving the land from some of its present burden of taxation. Several points were brought forward which it will be convenient to take under this general heading.

Realty and personalty.

66. The contention that personal property ought to bear its share of the burden now falling on real property alone was frequently urged. The case of one witness may be cited. He is the owner of his farm of 140 acres which he bought for 6,000*l.* It is assessed at 225*l.*, and the rates are now 2*s.* 4*d.* in the pound, so that he pays over 25*l.*

per annum to local taxation. He observed that the owner of 6,000*l.* in Consols may live in a house rated at 30*l.* and pay only 3*l.* 10*s.* in rates.

67. There were three points particularly which witnesses referred to in connexion with local taxation. The first was the cost of the roads. Highway rates.

On this subject the following resolutions were passed :—

Bideford Meeting—

(i.) "That all roads should be subsidised on different lines to those adopted at present and be worked by the parish or district council instead of by the county council or highway board."

(ii.) "That the van and wheel tax, as proposed some years since, would be a fair and just measure, and productive of great relief to the agricultural industry."

Barnstaple Meeting—

"That some method of taxation should be devised which should lay on those using the roads the onus of supporting and maintaining them."

The resolution at Barnstaple was proposed by the vice-chairman of the Barnstaple District Highway Board, who was deputed by the board to attend for that purpose. Two days previously before the Braunton Petty Divisional Petty Sessions the board had been defeated in proceedings taken under section 23 of the Highway and Locomotives Amendment Act, 1878, against a timber merchant for exceptional damage to the roads by extraordinary traffic. As the question is of importance I give the facts briefly.

The surveyor to the highway board deposed that the road in question was about 3 miles in length. The ordinary traffic over the road was agricultural and light tourist traffic, the weight of the vehicles varying from 10 to 12 cwt In January last the road was in thoroughly good repair, sufficient material having been put on to keep the highway under ordinary circumstances in good condition until next autumn, but in February he discovered that Mr. Symons, a timber merchant of Barnstaple, was drawing timber, the loads varying from 2 to 3 tons. The waggons and the "skid" afterwards caused ruts in the road of from 6 to 9 inches in depth, the damage being so great that the ligh. traffic was rendered dangerous. An expenditure of 23*l.* 12*s.* 6*d.* had, as the consequence, been necessitated, and he had sent in a certificate to the board for this amount. There were no woods or coppices on the same side of the parish, and only the timber drawn by Mr. Symons could have come over the road. In order to adapt the road to carry timber it would cost from 60*l.* to 70*l.* per mile. Whilst the timber was being drawn he wrote to Mr. Symons, who replied that it was not convenient to stop operations. Other evidence having been given the solicitor for the defendant asked the Bench to come to the conclusion that there had been no proof afforded of extraordinary traffic; no one had even established the weight of any one single load taken. Timber drawing was a regular and ordinary traffic within the meaning of the Act of Parliament. In the month of February the defendant, as a matter of fact, only drew 36½ tons of timber, the printed bill which he now produced showing that there were only 70 elm sticks for sale, these being purchased ultimately for 27*l.* Rates and taxes were paid by the owner and occupier of the land, and for what purpose were the roads made if not for drawing away timber, &c., which was the natural product of the lands? He quoted several cases, and said that to hold that 30 tons was extraordinary traffic would be establishing a precedent, this not having been laid down in any cases yet decided. Besides, the sale and cutting of timber was one of the staple industries of the district, and therefore the traffic would be ordinary and not extraordinary. If the decision of the Bench was in favour of the prosecution it would be placing a great restriction on the sale of timber. The magistrates, in giving their decision, stated that they did not consider that there had been extraordinary traffic or excessive weight upon the roads, but thought that the weather—over which they had no control—was unfavourable to drawing timber at the time. They consequently dismissed the application with costs against the highway board, but agreed to state a case.

It was stated by several witnesses that the cost of the roads had increased since highway boards had been established. The system under which the contracts for maintaining the roads are now given was objected to by two or three witnesses. One witness stated that the roads in his parish cost 471*l.* in 1852 and 700*l.* now, the population being about the same.

68. The school board rate was objected to specially, rates of 7½*d.* and 9*d.* in the £ being mentioned in two cases. The voluntary school rate, amounting in one case to School rates.

3*d.* and in another to 1½*d.* in the £, was also mentioned as, in one sense, a charge on the land for education.

Sanitary rates.

69. An especial grievance was felt by those farmers who came within the area of a sanitary rate. In one instance a farmer of 300 acres complained of a sanitary rate of 8*d.* in the £, falling in full on his house and on one-fourth of his land, in respect of the village of Braunton, from the nearest part of which he was a mile distant. He stated that it fell on other farms still further distant, some as far as 3 miles.

In another part of the district I received a complaint of a similar nature. This was mentioned by Mr. J. S. Haynes, of Hartland, whose rates altogether—in one of the most remote situations which I visited—amounted to 3*s.* 8*d.* in the £. He made the following statement on this point:—

"In this particular parish (Hartland) it is considered necessary for the village of Harton to have improved water supply and drainage. The estimated cost is about 3,000*l.* The rateable value of the village does not exceed 400*l.*; that of the parish is 9,000*l.* Some portions of the parish are 4 or 5 miles from the village, and the ratepayers must contribute to the sanitary requirements of this village into which they very seldom go. The village has property worth nearly 30*l.* annually, but I am told this is not available. There are other villages in the parish, or rather hamlets, with from 6 to 20 houses; of course the owners of these will next require water supply and drainage at the cost of the whole body of ratepayers.

"The remedy would be to make the cost to fall on the area of the village, or a small area around, as the occupiers and owners of the village property would alone benefit by the outlay.

"I may add that this expenditure is being forced on the parish by the action of the sanitary authority against the wishes and opinions of the large majority of the inhabitants of the village, now in a time of severe agricultural depression when farmers have a hard struggle to pay their way."

Assessment.

70. One witness specially insisted that the practice of taking the assessment to Schedule A. of the Income Tax as a basis for local rating was unfair, because of the inequality of the rental of farms of similar character. This is referred to in par. 39 *supra*.

Poor rate.

71. No special complaint was made as regards the poor rate, except on the general ground as to its incidence on the land. One witness mentioned the case of a man employing 500 hands, who was rated only on his mill. When any of his men were disabled or worn out, he observed, they "have to be supported by the land." The following statement was handed to me by a witness at Exeter, showing the payments for poor and highway rates on two farms for three years:—

Year.	Farm of 116 Acres.			Farm of 130 Acres.		
	Poor Rate.	Highway Rate.	Total.	Poor Rate.	Highway Rate.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1892	9 16 10	8 12 0	18 8 10	26 8 9	6 6 0	32 14 9
1893	13 10 0	13 10 0	27 0 0	32 16 3	6 5 0	39 1 3
1894	14 17 0	6 9 10	21 6 10	28 7 1	5 11 8	33 18 9
Average	12 14 7	9 10 7	22 5 3	29 4 0	6 0 11	35 4 11

These figures show an average payment for rates of 3*s.* 10*d.* per acre in the one case, and of 5*s.* 5*d.* per acre in the other.

Appendix B. III.

I give in the Appendix a statement of the receipts and expenditure for the years 1881 and 1893 of five unions in North Devon.

Division of rates.

The *Barnstaple and Torrington Meetings* resolved—

"That all rates levied after the commencement of the tenancy should be equally divided between landlord and tenant.

72. One other subject shared with local taxation the distinction of being recommended at four meetings, viz., what is considered to be the unfair sale of foreign meat as English. The resolutions adopted were as follows :— Sale of foreign meat.

Bideford and Exeter Meetings—

"That all salesmen having the sale of foreign meat should be compelled to take out a license, and have the same notified outside their shops, and that the Government should take vigorous steps to see that the law is carried out."

South Molton Meeting—

"That the labelling of foreign meat by every person who sells it should be made compulsory, in any form the Legislature think fair and proper."

Holsworthy Meeting—

"That this meeting is heartily in favour of the Bill brought in by Mr. Lambert, M.P., providing that all foreign meat should be labelled."

One witness said on this point :—

"Foreign meat should only be sold in separate shops publicly announced for the sale of it; labelling is impracticable."

Another witness urged that all foreign and colonial produce should be marked with the country of origin, or, in cases where this is impracticable, the seller be compelled to take out a license.

73. The slaughter of all imported cattle and sheep at the port of landing was insisted upon by several witnesses, and resolutions on the subject passed at two meetings. Slaughter of imported cattle.

Barnstaple Meeting—

"That all cattle imported should be slaughtered at the port of landing."

Holsworthy Meeting—

"That all the present safeguards against the introduction of diseased cattle from abroad should remain in force, and, if necessary, be strengthened."

74. One other question was brought forward at two meetings, and this was the proposal that local authorities should have greater power over the appointment and removal of their officials. The terms of the resolutions were as follows :— Officials of local authorities.

Bideford Meeting—

"That the paid officers of all local authorities should be under their own control, and not under that of the Local Government Board."

Barnstaple Meeting—

"That all local bodies should have full power to appoint and dismiss their officers."

75. At only one meeting was foreign competition generally made the subject of a resolution, and that was at Exeter, where the following was adopted :— Foreign competition.

"That in the opinion of this chamber the cause of agricultural depression is the unfair competition which agriculturists have to contend against, arising from the existing modes of inter-communication between this and foreign countries."

Only two or three witnesses referred specifically to the question of protection.

One witness at Exeter disputed the contention that this is "a free trade country," by reference to the fact that he could not take a carcase of meat or a basket of butter into Exeter for sale without payment of toll. He said that on a cartload of dead pigs he was charged 6*d.* per carcase.

Another witness urged that foreign flour should be charged an import or revenue duty "in the interest of all classes." He urged that "the labour might be better done "in our own country, and the offal would then be available for cattle-feeding, &c., "bran, which is a capital cattle food, being quite as dear or dearer now than when "wheat was double the present price." The same witness added: "A small revenue "duty might certainly as well be charged on all importations coming into contact with "our own products, as on such things as tea and coffee, which we cannot produce."

76. At the Bideford meeting the following resolution was passed :— Malt tax and beer duty.

"That the removal of the tax on malt, and the placing of the present duty on beer, was a great injustice, and that it should be re-imposed."

A pure beer Bill was advocated by one or two witnesses.

The operation of the beer duty on farmers was strongly animadverted upon by several witnesses. One of them gave me three cases showing its unfair effect. He Effect of the beer duty on farmers.

lives in a part of the district where cider-making has been given up (as it is too near the sea to grow apples successfully), and beer is the beverage of the labourer :—

"A. is a yeoman owning about 300 acres, which he farms, his house being valued at 20*l.* per annum. He has, in addition to a license, to pay a duty of 3*s.* 1½*d.* on every 42 lbs. of malt used in brewing beer for consumption by his farm labourers.

"B. is also a yeoman owning about 400 acres, which he farms in addition to 86 acres rented. His house, being very old and inconvenient, cannot possibly be valued at 15*l.* a year. Therefore, on taking out a license to brew, he can, for a duty of a few shillings yearly, brew any quantity of beer for consumption by his labourers.

"C. is a tenant farmer occupying about 300 acres; his house is valued at 20*l.* a year; therefore he has to pay duty the same as A. B. has the largest holding, employs most labour, and pays no duty on the malt used.

"These three men occupy adjoining farms, and I will give names if required. The remedy is to remit the beer duty to farmers brewing for home consumption altogether, or make all pay a lower duty than is at present enforced."

Technical education.

77. The only other subject which was embodied in a resolution was that of the expenditure by county councils of the funds allocated to technical education. A motion was brought forward at the Torrington meeting recommending that the money now spent in technical education should be devoted to the relief of the rates. This, however, was lost, and the following resolution carried as an amendment:—

"That the money spent by the county council in technical education is of benefit to the community."

I obtained at the office of the clerk to the county council a copy of the scheme for the year 1894–5 of the Technical Education Committee of the Devon County Council. As it is an admirable example of a well-considered scheme I submit it in full in the Appendix. It will be seen that the total amount spent is 11,300*l.*

Appendix A. IV.

Tithe rent-charge.

78. I received no complaint as to the working of the Tithe Act. Statements as to the average amount of the tithe per acre at present value put it at from 2*s.* to 2*s.* 6*d.*, and in one case 3*s.* In specific instances I found that it ranged from 1*s.* 7*d.* to 3*s.* 2*d.* per acre. On one farm of 116 acres the average annual payment for tithe in the three years 1892–4 had been 19*l.* 19*s.*, and on another farm of 130 acres it was 26*l.* 8*s.* 10*d.*

Land tax.

79. Several complaints were made of land tax as an unfair burden, and also of its unequal incidence. Thus on one farm of 190 acres it is 4*l.* 4*s.*, and on another farm of 200 acres 8*l.* One witness said that during the 43 years he had occupied his farm of 230 acres his total payments for land tax and tithe had been 1,200*l.*

Assessment to income tax.

80. A witness who was a clerk to the Income Tax Commissioners stated that he believed that incomes from sources other than land did not bear their full share in consequence of the difficulty in assessing them, whereas in the case of small landowners, at any rate, the Income Tax Commissioners would arrive at their incomes to a shilling. Thus land was charged up to the hilt for income tax while there was no doubt that a proportion of other property escaped from assessment.

Railway rates.

81. It was generally complained that railway rates for agricultural produce are excessive, and it was stated they had recently been slightly increased, whereas they ought to have been reduced. One farmer said he paid 7*s.* per ton for cake from Bristol to Barnstaple, and before 1893 he paid 6*s.* 8*d.* The committee appointed by the Torrington meeting complained that seaboard towns had an advantage. Thus the rates by rail from Bristol to Torrington for cake, corn, &c., were 8*s.* 9*d.* for 4-ton lots, and 10*s.* for 2-ton lots, while from Bristol to Bideford the rate for any quantity was 7*s.*, there being only a difference of 5 miles in the distance. The rate for potatoes from Torrington to London, I was informed, is 1*l.* per ton, and from Torrington to Plymouth 8*s.* 9*d.* per ton.

Light railways.

82. Certain parts of the district are badly provided with railway facilities. Hartland, for instance, is distant 16 miles from a station, and it costs 10*s.* per ton to cart manures, feeding stuffs, &c., from the railway. At Torrington it was stated that there are only about 2 miles of railway in the whole union, and "light railways are badly needed." It was considered that they would be of benefit for getting manures, &c.

Bi-metallism.

83. The subject of the currency and its effect on agriculture was little referred to. Mr. W. Ellis, however, who stated that by an "unfortunate misapprehension" he

failed to meet me at Exeter, wrote subsequently saying that if he had done so he would have brought forward the subject of "currency reformation." He wrote :—

"In my opinion, these depreciated foreign currencies adversely affect agriculture. We have *not* reached the bottom price yet by a long way. I predicted years ago that we should come down to 2*s.* per bushel or even less, and if nothing is done in *Currency Reform*, I feel sure my old prediction will be fulfilled. I am sorry no one took up my mantle at the Exeter meeting on this subject, but, nevertheless, I hope you will mention this also to the Royal Commissioners as the *most surpassingly important* political question of the day."

84. Another communication which reached me just before I left the district, deals with a practical point of some importance. It was as follows :— The use of the weighbridge and co-operation.

"May I call to your notice the fact that in Devonshire the weighbridge is hardly ever used to arrive at the value of fat or store 'cattle.' As so much of our best beef is grown in this county it should be a matter of interest to you as Assistant Commissioner to know that my researches into the cause of agricultural depression lead me to believe that the farmers when selling their cattle in the usual manner are seldom paid to within 1*l.*, &c., of the actual value (carcase).

"I feel confident that if you were to select two or three fat beasts at any of our markets, after they have been sold, and put them on the weighbridge to compare the price paid for them with their value as per the live weight quotations (allowing for difference between London and local prices), you will arrive at one of the causes of the depression.

"I have devoted a great deal of time to this matter and think I may claim to know something about it.

"Your article "The Middleman in Agriculture" in the "Royal Journal," 31st March 1893, shows the *main* causes of the depression.

"The English farmer can grow beef and mutton, but when he attempts to market it he is a sorry failure. Until the landowners and farmers combine to eliminate the middleman and secure for the farmer the 25 per cent., which is the average butcher's *net* profit, I argue depression must exist.

"I have for some time been aware that the English farmer who breeds and feeds his cattle, and sells them at from three to four years old, can very rarely if ever show a profit on growing beef at the prices obtained for some years past.

"I estimate the loss to the farmers of North Devon in sending their prime fat cattle to London and other markets at 30*s.* per bullock, which if slaughtered near home and the carcase only sent would be saved to the farmer."

85. A point of considerable interest was mentioned in a communication from a farmer somewhat outside my district. He wrote :— Farm fences.

"There is one feature of the present law with regard to fences that touches farmers to which I should like to draw your attention. This season I have been suffering greatly from my neighbours' neglect in not keeping their boundary ditches cleared, hedges cast and cut. My fields have been swamped (to say nothing of cattle straying, for which there is pecuniary redress if we like to incur the odium of taking such legal measures with neighbours), and I have suffered loss in many ways. *Practically* I have no redress, especially if my neighbour has no funds. I dare not touch the boundary ditches although in my fields, unless it be after legal notices and so forth, an expense few farmers will incur. The law ought to allow us to keep the hedges and ditches on our own sides and thus protect ourselves. It is a greater grievance and loss than many know."

I venture to think that the whole question of the law as to farm boundary fences calls for careful consideration.

Conclusion.

86. While there can be no doubt that the depression in agriculture has not as yet affected North Devon to an extent equal to that experienced in some other counties, the evidence laid before me amply proved that farmers even in that, in many respects, favoured district have encountered serious losses, and are face to face with grave difficulties. They are, generally speaking, a hard-working and thrifty class, able as a rule to make the most of their holdings, and they have shown enterprise in adapting their practice General situation.

to the changed conditions of the times. One of the worst symptoms of the depression is the check which has been given to the improvement of the land. No doubt there is still competition for farms even at rents which the old tenants consider high, but circumstances referred to in this Report indicate that this cannot be taken, without qualification, as a true index of the situation. Alterations are demanded in the conditions of hiring farms, but the position of the yeoman farmers in the district shows that these will not suffice to remove the depression, though they may tend to alleviate it in individual instances.

Conclusion.

87. In conclusion I have to express my thanks to all those who rendered me assistance during my inquiry, and contributed by their kindness and hospitality to render personally delightful my visit to the lovely district of North Devon.

I have, &c.
(Signed) R. HENRY REW,
Assistant Commissioner.

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APPENDIX A. I. (*see* para. 12).

ACREAGE of ORCHARDS and PER-CENTAGE of ORCHARDS to Cultivated AREA in DEVON for each Year 1881–93.

	Orchards.	Per-centage of cultivated Area.		Orchards.	Per-centage of cultivated Area.
	Acres.			Acres.	
1881	26,003	2·23	1888	26,485	2·20
1882	26,123	2·22	1889	26,555	2·20
1883	26,348	2·22	1890	26,587	2·20
1884	26,348	2·14	1891	26,964	2·22
1885	26,426	2·21	1892	26,717	2·20
1886	26,414	2·21	1893	26,725	2·20
1887	26,462	2·21			

APPENDIX A. II. (para. 32).

AREA under each Kind of CROP and NUMBER of LIVE STOCK in DEVONSHIRE in the Years 1881, 1893, and 1894.
[From the Agricultural Returns.]

	1881.	1893.	1894.
CORN CROPS.	Acres.	Acres.	Acres.
Wheat	106,249	62,177	62,901
Barley or bere	68,028	52,755	53,452
Oats	100,802	117,146	122,539
Rye	273	490	997
Beans	1,270	512	519
Peas	1,094	751	541
Total of corn crops	277,716	233,831	240,949
GREEN CROPS.			
Potatoes	15,118	11,657	11,934
Turnips and swedes	75,042	69,301	70,050
Mangold	28,666	29,129	28,817
Carrots	311	—	—
Cabbage, kohl-rabi and rape	12,239	15,420	17,423
Vetches or tares	—	2,324	2,058
Other green crops	9,205	744	1,029
Total of green crops	140,581	128,575	131,311
Clover, sainfoin, and grasses under rotation :—			
For hay	183,117	67,343	68,562
Not for hay		141,494	136,575
Total		208,837	205,137
Permanent pasture or grass not broken up in rotation :—			
For hay	530,409	115,205	124,424
Not for hay		517,342	504,945
Total		632,547	629,369
Flax	24	27	32
Hops	—	—	—
Small fruit	—	1,412	1,432
Bare fallow or uncropped arable land	34,079	9,578	8,896
	No.	No.	No.
Horses used solely for agriculture	35,984	35,407	35,210
Unbroken horses	19,140	19,064	19,759
Mares kept solely for breeding		3,379	3,387
Total of horses	55,124	57,850	58,356
Cows and heifers in milk or in calf	82,369	94,183	93,007
Other cattle :—			
Two years and above	63,645	70,498	67,042
One year and under two years	87,395	57,630	54,657
Under one year		50,672	50,263
Total of cattle	233,409	272,983	264,969
Ewes kept for breeding	476,031	352,386	336,715
Other sheep :—			
One year and above		213,168	183,807
Under one year	268,999	353,610	348,186
Total of sheep	745,030	919,164	868,708
Sows kept for breeding	86,621	13,445	15,186
Other pigs		74,557	83,032
Total of pigs		88,002	98,218

APPENDIX A. III. (para. 35).

TABLE showing the NUMBER of PERSONS engaged in AGRICULTURE in the COUNTY of DEVON in 1871, 1881, and 1891 respectively.

[Taken from the Census Returns.]

Occupation.	1871.			1881.			1891.		
	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.
1. *In Fields and Pastures:*—	No.	No.	No.	No.	No.	No.	No.	No.	No.
Farmer, grazier	10,313	608	10,921	9,229	525	9,754	9,042	594	9,636
Farmer's, grazier's, son, grandson, brother, nephew.	4,491	—	4,491	4,382	—	4,382	3,805	—	3,805
Farm bailiff	230	—	230	402	—	402	355	—	355
Agricultural labourer, farm servant	33,662	1,471	35,133	29,282	1,196	30,478	25,126	667	25,793
Shepherd	316	—	316	310	—	310	293	—	293
Horsekeeper, horseman, teamster, carter.	—	—	—	—	—	—	324	—	324
Agricultural machine proprietor, attendant.	14	—	14	58	—	58	68	—	68
Others engaged in or connected with agriculture.	20	1	21	36	—	36	49	—	49
2. *In Woods:*—									
Woodman	126	—	126	128	—	128	172	—	172
3. *In Gardens:*—									
Gardener, nurseryman, seedsman	3,217	40	3,257	3,372	62	3,434	5,812	88	5,900
4. *About Animals:*—									
Cattle, sheep, pig-dealer, salesman	115	—	115	134	—	134	112	1	113
Drover	38	—	38	52	—	52	58	—	58
Gamekeeper	330	—	330	384	—	384	444	—	444
Dog, bird, animal keeper, dealer	—	4	4	31	7	38	34	17	51
Knacker, catsmeat dealer, vermin destroyer.	—	—	—	17	2	19	25	1	26
Vermin destroyer	35	—	35	—	—	—	—	—	—
	52,907	2,124	55,031	47,817	1,792	49,609	45,719	1,368	47,087

APPENDIX A. IV. (*see* para. 77).

DEVON COUNTY COUNCIL TECHNICAL EDUCATION COMMITTEE.

TECHNICAL EDUCATION SCHEME for the Year 1894–95.

Summary and Estimates.

	£
Section I.—Technical, Science, and Art Schools	850
Section II.—Secondary schools	1,195
Section III.—Evening continuation schools	1,850
Section IV.—District committees	2,850
Section V.—Staff instructors	1,100
Section VI.—Dairy work	550
Section VII.—Scholarships, exhibitions, bursaries, and studentships	1,700
Section VIII.—Lending department	55
Section IX.—East Stonehouse	150
Section X.—Inspection and examination	250
Section XI.—Organisation	750
Total	£11,300

SECTION I.

Technical, Science, and Art Schools.

A capitation grant of 12*s.* 6*d.*, 11*s.*, 9*s.* 6*d.*, or 8*s.* on each individual student of the industrial classes, who has received not less than 20 hours of instruction, will be made at the end of the year 1894–95. The amount of the capitation grant awarded to each school is decided after taking into consideration the following facts and circumstances:—

(1.) The obligation under Condition 13 below of providing technical instruction at secondary schools (*e.g.*, in the case of Tiverton, Barnstaple, and Bideford).

(2.) The recognition or non-recognition of the art departments of the schools as "schools of art" by the Science and Art Department (*e.g.*, the schools at Tiverton, Barnstaple, Bideford, and Torquay are at present recognised as "schools of art").

(3.) The sufficiency of buildings, laboratories, workshops, and apparatus.

(4.) The qualifications of the teachers.

(5.) The efficiency of the teaching as judged by inspection carried on by officers of the Technical Education Committee.

(6.) The number and variety of subjects in which instruction is provided, especially of those for which no grants can be earned from the Department of Science and Art (*e.g.*, technological, manual, commercial, and domestic subjects).

(7.) The suitability of the subjects to the requirements of the neighbourhood (*e.g.*, the provision of instruction in design and clay-modelling in pottery and other districts).

(8.) The number of hours of instruction given per annum.

(9.) The amount of local contributions raised by rate and voluntary subscriptions.

The amount of the capitation grants awarded for the year 1894–95 to the various schools will be as follows:—

	s.	d.
Barnstaple, Tiverton	12	6
Bideford, Torquay - - -	11	0
Paignton, Newton Abbot, Teignmouth	9	6
Exmouth, Tavistock - -	8	0

The grants will be subject to the following conditions, and such other conditions as the Technical Education Committee may from time to time determine:—

General Conditions.

1. That the County Council shall be represented upon the local committee of the school.

2. That the local committee shall, as required, furnish an audited statement of accounts, showing the manner in which the grants received from time to time from the Technical Education Committee have been expended.

3. That the school shall at all times be open to inspection by the organising secretary, and to visits by the members of the Technical Education Committee.

4. That none of the classes conducted in the school shall be farmed out by the local committee to the teachers.

5. That the salaries of the teachers in the school shall not depend solely upon the results of examinations conducted by the Science and Art Department. Each teacher shall receive a fixed payment (per hour or per annum), and may also receive an additional payment based on examination results.

6. That the local committee shall forward the registers of attendance to the office of the organising secretary if required.

7. That the scale of fees charged to the industrial classes and to elementary teachers shall be subject to the approval of the Technical Education Committee.

8. That when new teachers are appointed in the school their qualifications shall be submitted to the Technical Education Committee; no teacher can be engaged until the approval of the committee has been obtained. Elementary teachers cannot be recognised as teachers in technical, science, and art schools.

9. That special classes for elementary teachers shall be formed on Saturdays in one or more (the exact number to be subject to the approval of the Technical Education Committee) of the following subjects:—drawing, chemistry, botany, physiology, hygiene, agriculture, wood-carving, woodwork, clay-modelling, shorthand, cookery, dressmaking. Schools which have received grants from the Technical Education Committee towards the erection and equipment of a chemical laboratory must provide Saturday classes in both theoretical and practical chemistry. Whenever a teachers' class in theoretical chemistry is provided, the "Alternative First Stage" syllabus of the Science and Art Department must be followed; and in practical chemistry the work must not consist solely of the analysis of salts, but must, to some extent, correspond with the instruction provided in theoretical chemistry.

10. That the local committee shall, as far as possible, bring the school into close relations with the evening continuation schools in the district, and shall offer at least three studentships per annum (involving total exemption from all class fees) to the scholars of these schools.

11. That in calculating the grant due at the end of the session from the Technical Education Committee:—

(*a.*) No student shall be considered as belonging to the "industrial classes" if his own total income, or that of his parents, exceeds 300*l.* a year.

(*b.*) No student shall be reckoned who is receiving instruction in a public elementary school (day or evening) in reading, writing, or arithmetic.

(*c.*) No classes conducted in the school by the Technical Education Committee or by any of the district committees shall be reckoned.

12. That the local committee shall, before October 14th, have obtained the sanction of the Technical Education Committee to a scheme, containing:—

(*a.*) The scale of fees charged to the industrial classes and to elementary teachers.

(*b.*) A list of the teachers, their qualifications and the scale of payments to be made to them.

(*c.*) A complete list of the subjects of instruction and a list of the special subjects provided for elementary teachers.

(*d.*) The school time-table.

(*e.*) The amount of local contributions raised per annum: (1) by rate; (2) by voluntary subscriptions.

(*f.*) The number and value of the studentships awarded per annum to scholars who are, or have been recently, in attendance at the neighbouring evening continuation schools.

If a satisfactory scheme is not submitted before October 14th, the Technical Education Committee reserve the right to make no grant to the school.

Special Conditions.

13. That, in the case of the schools at Tiverton, Barnstaple, and Bideford the local committees shall provide instruction during the daytime and entirely free of cost, for the scholars attending the Boys' Middle School at Tiverton, the Barnstaple Grammar School, and the Bideford Grammar School respectively, according to Conditions 11, 14, and 15, prescribed for secondary schools in Section II.

14. That in calculating the grant due at the end of the session from the Technical Education Committee, the local committees at Tiverton, Barnstaple, and Bideford shall reckon the number of scholars at the above-mentioned secondary schools for whom they have provided instruction; provided that no scholar shall be reckoned unless he has received not less than twenty hours of instruction.

Section II.

Secondary Schools.

The following grants will be made for the year 1894–95:—

	£
West Buckland School - - -	140
Shebbear School - - -	120
Ashburton Grammar School - -	100
Kingsbridge Grammar School - -	100
Totnes Grammar School - -	100
Crediton Grammar School - - -	100
North Tawton Middle School - -	100
*Tiverton Middle School (Boys') - -	25
*Bideford Grammar School - -	25
*Barnstaple Grammar School - -	25
Plympton Grammar School - -	20
Chaloner's School, Braunton - -	20
Bovey Tracey Grammar School - -	20
Tiverton Middle School (Girls') - -	25
Edgehill School, Bideford (Girls') -	25
Agricultural Side at Ashburton Grammar School - -	250
Total - - -	1,195

The grants will be subject to the following conditions, and such other conditions as the Technical Education Committee may from time to time determine:—

General Conditions.

1. That the County Council shall be represented upon the governing body of the school.

2. That the governing body shall, as required, furnish an audited statement of accounts showing the manner in which the grants received from time to time from the Technical Education Committee have been expended.

3. That the school shall at all times be open to inspection by the organising secretary, and to visits by the members of the Technical Education Committee.

4.† That the scale of fees charged at the school shall be submitted for the approval of the Technical Education Committee.

* See "Special Conditions" in Section I.

† The Technical Education Committee would be glad to see a uniform fee of 4*l.* per annum (including *all* extras except books) charged to day-boys, and a similarly inclusive fee of 30*l.* per annum to boarders.

5. That no extra fee shall be charged for instruction in any technical subject.

6. That the conscience clauses of the Technical Instruction Act, 1889, section I. (1), (*b*) and (*c*) shall be observed in the school.

7. That when new teachers of science, drawing, or use of tools, are appointed in the school, their qualifications shall be submitted for the approval of the Technical Education Committee; no teacher can be engaged until the approval of the Committee has been obtained. Elementary teachers cannot be recognised as teachers in secondary schools.

8. That the governing body shall, as far as possible, bring the school into close relations with the elementary schools in the district, and shall (if the "scheme" of the school permits) offer at least three studentships per annum (involving total exemption from tuition fees and tenable for two years) to the pupils of these schools.

9. That the whole curriculum of the school shall, in the opinion of the Technical Education Committee, be suitable to the requirements of the children of farmers and tradesmen.

10. That the curriculum of the school shall include subjects which are supplementary to, and not merely a development of, those taught in elementary schools.

11. That every pupil in the school shall receive instruction in freehand drawing.

12. That none of the science classes in the school shall be conducted under the Department of Science and Art, except in the case of the schools at Tiverton (boys' and girls'), Bideford (Grammar School and Edgehill School), and Barnstaple.

13. That the governing body shall, before October 14th, have obtained the sanction of the Technical Education Committee to a scheme containing:—

(*a*.) The number of pupils in attendance.

(*b*.) The scale of fees charged both to day boys and boarders.

(*c*.) The names and qualifications of the teachers of science, drawing, and use of tools (except in the case of the schools at Tiverton (boys'), Bideford (Grammar School), and (Barnstaple).

(*d*.) A complete list of the subjects of instruction and the special subject (if any); *see* Condition 16) provided for elementary teachers.

(*e*.) The number and value of the studentships awarded per annum to pupils from the neighbouring public elementary schools.

(*f*.) The school time table.

(*g*.) A copy of the last report of the examiner (in the case of schools which are examined yearly by some person or authority not connected with the school); and the results in detail of the examination of any candidates from the school at the Oxford or Cambridge Local Examinations.

(*h*.) In the case of the schools at Tiverton (boys' and girls'), Bideford (Grammar School and Edgehill School), Barnstaple, Plympton, Braunton, Bovey Tracey, and the schools specified in condition 18, the schemes shall contain an account (with an estimate of expenses) of the manner in which it is proposed to expend the grant from the Technical Education Committee.

If a satisfactory scheme is not submitted before October 14th, the Technical Education Committee reserve the right to make no grant to the school.

Special Conditions.

The following conditions (viz., 14 and 15) apply to the schools at West Buckland, Shebbear, Ashburton (except the agricultural side), Kingsbridge, Totnes, Crediton, North Tawton (Tiverton (boys'), Bideford (Grammar School), and Barnstaple:—

14. That at least 60 per cent. of the school time shall be devoted to the teaching of technical subjects.

15. That theoretical and practical chemistry and the use of tools shall be taught to every pupil in the upper third of the school.

The following conditions (viz., 16, 17, and 18) apply to the schools at West Buckland, Shebbear, Ashburton (except the agricultural side), Kingsbridge, Totnes, Crediton, and North Tawton:—

16. That classes in (*a*) theoretical and practical chemistry with special reference to agriculture and health, or (*b*) the use of tools, or (*c*) drawing, shall be held on Saturdays for the benefit of elementary teachers. Not less than 25 lessons, of two hours each, must be given during each year, and the fee charged to each student must not exceed 2*s*. 6*d*. The instruction must be given in accordance with a syllabus provided by the Technical Education Committee. With regard to the limit to be put on the size of the classes, the admission of students, the conduct of examinations and the award of certificates, the same arrangements must be made as in the case of the classes conducted by the staff instructors mentioned in section V.

17. That the chemical laboratory and carpenters' workshop be placed free of cost (except for apparatus, materials, gas, &c.) at the disposal of any classes established by the Technical Education Committee or the district committees in the evenings or on Saturdays.

18. That the salary of the science master at West Buckland School shall be not less than 200*l*. per annum (non-resident) or 160*l*. per annum (resident); that the salary of the science master at Shebbear School shall be not less than 175*l*. per annum (non-resident) or 135*l*. per annum (resident), and that the salaries of the science masters at the schools at Ashburton, Kingsbridge, Totnes, Crediton, and North Tawton shall be not less than 150*l*. per annum (non-resident) or 110*l*. per annum (resident); and that the science master at West Buckland shall have obtained a first class in honours in natural science (including Chemistry) in the final examination for the degree of B.A. or B.Sc., in one of the leading English universities, and that the science masters at Shebbear, Ashburton, Kingsbridge, Totnes, Crediton, and North Tawton shall have obtained at least a second class in a similar examination; and that the science master at Ashburton shall in addition be qualified to give instruction in agriculture.

The head master of any of the schools mentioned in the foregoing paragraph may, if duly qualified, be recognised as science master by the Technical Education Committee; but in such a case the governing body must comply with condition 13 (*h*.). [N.B.—At present the head masters of the schools at Totnes and Kingsbridge are recognised as science masters.]

If the governing body obtains the services of a science master through the medium of an "agency," the fee payable by the master to the "agency" shall be paid by the governing body.

The following condition (viz., 19) applies to the schools at Plympton, Braunton, Bovey Tracey, Tiverton (girls'), and Bideford (Edgehill School):—

19. That at least one branch of natural science, to be approved by the Technical Education Committee, be taught in the school.

The following condition (viz., 20) applies to the schools at Tiverton (girls') and Bideford (Edgehill School):—

20. That needlework, dressmaking, domestic economy and cookery be taught in the school. The services of the staff instructor in cookery under the technical education committee (*see* Section V.) will be placed at the disposal of the governing body, free of cost.

The following conditions (viz., 21, 22, 23, 24, 25, and 26) apply to the agricultural side at Ashburton Grammar School:—

21. That conditions 1, 2, 3, 6, and 12 mentioned above be observed.

22. That the agricultural side shall be conducted in accordance with the printed scheme (already approved by the Technical Education Committee), and that no alterations in the scheme be made without the previous consent of the Technical Education Committee.

23. That when any new teachers are appointed on the agricultural side, their qualifications shall be submitted for the approval of the Technical Education Committee; no teacher can be engaged until the approval of the committee has been obtained.

24. That no part of the grant of 250*l*. be used towards the payment of the salary of the science master mentioned in condition 18 above.

25. That the agricultural side shall, so far as funds permit, be developed in the directions indicated in the printed scheme above referred to (permanent dairy school, experimental plots, &c.).

26. That the governing body shall before October 14 obtain the sanction of the Technical Education Committee to a scheme containing:—

(*a*.) The number of scholars on the agricultural side.

(*b.*) The names and qualifications of the teachers.
(*c.*) An account (with an estimate of expenses) of the manner in which it is proposed to expend the grant from the Technical Education Committee. The estimate must show the proposed expenditure on account of—(1) the salary of the instructor in carpentry and smith's work, (2) the salary of the instructor in practical agriculture; (3) apparatus, materials, books, &c.; (4) additions, such as a dairy, experimental plots, &c.

Appendix to Sections I. and II.

Building and Apparatus Grants.

Grants for buildings and apparatus are made from time to time by the Technical Education Committee to technical science and art schools and to secondary schools, so far as funds permit, out of any balance which may be available on the sum appropriated by the Council for technical education.

Building Grants.

1. In applying for a building grant, plans, specifications, and an accurate estimate of cost must be forwarded.

2. Plans of laboratories, workshops, &c., must be accompanied by sketches of the benches, fittings, drainage, gas and water supply, &c.

3. The exact purpose for which each room in the building is required must be specified.

4. Except in cases where the building will become the property of an urban sanitary authority, the title and trust deed must be satisfactory to the Technical Education Committee.

5. Definite arrangements must be made and a definite undertaking given, that the building shall be set apart for the provision of technical instruction in perpetuity. An undertaking may also be required that in case the building ceases to be used for purposes of technical instruction, the amount of the building grant received from the Technical Education Committee shall be repaid.

6. The building must at all times be open to inspection by the organising secretary or other officer of the Technical Education Committee.

7. The building must, at such times as it is not required by its owners, be placed free of cost at the disposal of the Technical Education Committee.

8. If it is proposed to obtain a building grant from the Science and Art Department as well as from the Technical Education Committee, the decision of the Department must be submitted before the Technical Education Committee will make a grant.

Apparatus Grants.

1. In applying for a grant for apparatus, an accurate statement of each article of apparatus required must be forwarded, together with an accurate estimate of cost.

2. Except in cases where the apparatus will become the property of an urban sanitary authority, it will remain the property of the Technical Education Committee for five years. If during that time it ceases to be used for the purposes for which it was intended, it must be returned to the offices of the Technical Education Committee.

3. The apparatus may be inspected by the organising secretary or other officer of the Technical Education Committee from time to time.

4. The apparatus must, when it is not required at the institution for whose use it has been provided, be placed free of cost at the disposal of any classes in the neighbourhood which are established by the Technical Education Committee.

Section III.

Evening Continuation Schools.

These schools are aided by the Technical Education Committee according to the "regulations and suggestions for the formation of evening continuation schools." A revised edition of the "regulations" will be issued probably in July.

Section IV.

District Committees.

1. A fixed grant of 2,400*l.* is divided amongst the district committees, on the basis of the population of their respective districts. This division (calculated on the 1891 census) results as follows:—

District committee of—	Population.	£
Axminster	12,227	67
Barnstaple	41,368	226
Bideford	20,143	110
Crediton	17,105	93
Holsworthy	11,104	61
Honiton	21,169	116
Kingsbridge	17,715	97
Newton Abbot	79,496	434
Okehampton	16,634	89
Plympton	26,792	146
South Molton	15,171	83
St. Thomas	52,853	288
Tavistock	20,960	114
Tiverton	33,218	181
Torrington	13,643	74
Totnes	40,432	221

2. A variable grant is also divided amongst the district committees. The amount to be awarded to each district committee is decided after taking into consideration the following facts and circumstances:—

(*a.*) The distribution of population. Districts in which the population is scattered receive a larger proportion of the variable grant than those in which the population is more concentrated.
(*b.*) The distance of the various districts from educational centres from which qualified teachers can be obtained and the facilities for transit by rail within each district. Remote districts and those containing but few miles of railway are to some extent compensated for these disadvantages.
(*c.*) The presence or absence in each district of technical, science, and art schools aided by the Technical Education Committee.
(*d.*) The efficiency of the organisation and of the work in each district as judged by inspection carried on by officers of the Technical Education Committee.

A sum of 450*l.* is thus divided amongst the district committees as follows:

District committee of—	£
Axminster	23
Barnstaple	39
Bideford	25
Crediton	32
Holsworthy	39
Honiton	31
Kingsbridge	33
Newton Abbot	19
Okehampton	31
Plympton	14
South Molton	37
St. Thomas	22
Tavistock	31
Tiverton	19
Torrington	36
Totnes	19

3. The grants to district committees are made on condition that the work is carried on in accordance with the "regulations and suggestions for the guidance of district committees" issued by the Technical Education Committee. A revised edition will be printed and circulated probably in May.

Section V.

Staff Instructors.

Four staff instructors in the following subjects, viz., chemistry (theoretical and practical, with special reference to agriculture and health), drawing, wood carving, and cookery (theoretical and practical) work under the direct control of the Technical Education Committee. Their duties are to teach, to inspect, and to conduct examinations.

The classes conducted by the staff instructors are mainly for the benefit of elementary teachers desirous of qualifying themselves to teach technical subjects in evening continuation schools, but other students (of the industrial classes) are admitted as far as possible. The classes are strictly limited to 15 students; in the event of a larger number of persons applying to attend the classes, preference is given in the first place to elementary teachers conducting evening continuation schools, and in the second place to other elementary teachers. The fee for a course of 25 lessons (each of two hours' duration, is 2*s.* 6*d.*

At the termination of the courses, examinations are held, and certificates granted by the Technical Education Committee, according to the following regulations:—

1. No student is eligible to sit for the examination, or to receive a certificate, unless he or she has attended at least 20 lessons.

2. No student is eligible to sit for the examination, or to receive a certificate, unless he or she is a teacher in a school.

3. The certificates are awarded partly on the result of the examination, and partly on the reports of the staff instructors on the diligence, progress, and capabilities of the students.

4. The certificates awarded are of two grades, "first class" and "second class." A first-class certificate denotes considerable attainments, and entitles the holder to obtain the "special grant" (*see* "Regulations and Suggestions for the Formation of Evening Continuation Schools") for teaching that subject in which the certificate has been granted in evening continuation schools, provided that the teaching of the subject is, after inspection, deemed by the Technical Education Committee to be efficient. A second-class certificate in any subject may, however, be taken as a sufficient qualification to teach that subject in evening continuation schools.

5. No examinations are held, and no certificates granted, by the Technical Education Committee in drawing; but arrangements are made for examinations to be held, and certificates to be awarded, by the Department of Science and Art.

The district committee make all local arrangements, and pay all local expenses in connexion with the classes conducted by the staff instructors, and they receive all class fees, and all moneys derived from the sale of cooked food, carved wood, &c. Local expenses include hire, heating, lighting, and cleaning of classrooms, provision of the necessary tables, benches, and cupboards, attendance, and advertising; local expenses also include in the case of cookery the fixing of the cooking stove and the provision of all food, and in the case of wood carving the provision of wood. The Technical Education Committee pay the salaries and travelling expenses of the staff instructors and also the cost of the apparatus used at their classes.

Classes will be conducted at the following centres, and will begin on the first Monday in October:—

Chemistry (Practical and Theoretical) with special reference to Agriculture and Health.—Bideford (Monday), Ilfracombe (Tuesday), Ottery St. Mary (Wednesday), Tavistock (Thursday), Holsworthy (Friday), Okehampton (Saturday morning), Axminster (Saturday afternoon).

Drawing. — Kingsbridge (Monday), Kingsbridge (Tuesday), Holsworthy (Wednesday), South Molton (Thursday), Chulmleigh (Friday), Axminster (Saturday morning), Okehampton (Saturday afternoon).

Wood Carving. — Torrington (Monday), Sidmouth (Tuesday), Kingsbridge (Wednesday), Honiton (Thursday), St. Thomas (Friday), Exmouth (Saturday morning), Newton Abbot (Saturday afternoon).

Cookery.—Barnstaple (Tuesday), Tiverton (Wednesday, Newton Abbot (Thursday), Tavistock (Friday), Okehampton (Saturday morning), St. Thomas (Saturday afternoon). Classes will also be held at the Edgehill School for Girls at Bideford (Tuesday afternoon), and at the Girls' Middle School at Tiverton (Wednesday afternoon).

Section VI.

Dairy Work.

1. A sum of 500*l.* will be reserved for the purpose of carrying on instruction in dairy work. The district committees make all local arrangements and pay all local expenses (hire and heating of room, laying on and supply of water, advertising, &c.), in connexion with this instruction.

2. A sum of not exceeding 50*l.* will be placed at the disposal of the Devon County Agricultural Association for the purpose of holding a competition and awarding prizes for butter-making at the annual exhibition of the association to be held in Exeter next May. The grant is subject to the following conditions:—

(*a.*) That the competitors and prize-winners shall be confined to those students who have obtained certificates after having attended the courses of instruction provided by the travelling butter School.

(*b.*) That the "first prize" awarded shall be of the value of 7*l.* 10*s.*, but that this prize shall not be awarded unless there are a reasonable number of competitors.

(*c.*) That not more than six prizes shall be awarded altogether.

(*d.*) That the grant shall be expended under the direction of a joint committee consisting of three members to be appointed by the Agricultural Association, and three members to be appointed by the Technical Education Committee.

(*e.*) That the joint committee shall present a full report of its proceedings to the Technical Education Committee before July 31.

(*f.*) That all accounts shall be presented to the Technical Education Committee for payment.

Section VII.

Scholarships, Exhibitions, Bursaries, and Studentships.

The sum set aside in the estimates under this head will be apportioned approximately in the following way:—

	£
Scholarships (for boys and girls leaving public elementary schools)	960
Exhibitions (for boys leaving secondary schools)	160
Travelling expenses of candidates and other incidental expenses in connexion with scholarships and exhibitions	40
Bursaries and studentships (for elementary teachers conducting evening continuation schools)	540
Total	1,700

Scholarships for Boys and Girls leaving Public Elementary Schools.

1. About eight day scholarships and eight boarding scholarships will be awarded.

2. The value of the day scholarships will be 10*l.* or 15*l.* per annum, and that of the boarding scholarships 30*l.* per annum. Both classes of scholarships will be tenable for three years.

3. In deciding as to which candidates shall have day scholarships and which boarding scholarships, due regard will be paid to the proximity of the candidates' places of residence to the schools at which the scholarships are tenable.

4. In deciding whether the value of the day scholarships shall be 10*l.* or 15*l.*, due regard will be paid to the necessary travelling expenses of the scholars to and from the schools at which the scholarships are tenable.

5. The Technical Education Committee reserve the right to alter the value of any scholarships, in the event of any alteration occurring in the place of residence of the scholars.

6. Holders of scholarships will not be allowed, without consent of the Technical Education Committee, to hold any other scholarship, exhibition, or studentship offered by the governing bodies of secondary schools or other authorities.

7. Candidates' parents must have been resident in the administrative county of Devon (excluding East Stonehouse) for at least two years immediately preceding June 30th.

8. Candidates must have been in regular attendance at a public elementary school in the administrative county of Devon (or in the near vicinity thereof) for at least two years immediately preceding June 30th, and must be actually attending such school at the time of examination.

9. Candidates must not be less than 10, nor more than 13, years of age on June 30th.

10. Candidates must show that they are in need of assistance, and that without assistance they would be unable to proceed to a secondary school.

11. No limit is put on the number of candidates who may be sent up for examination from any public elementary school.

12. The award will be made on the result of an examination to be held by the Technical Education Committee on a Saturday in June.

13. The examination will be held simultaneously at several convenient centres, and the travelling expenses of candidates will be paid to and from those centres by the Technical Education Committee.

14. Applications must be made on prescribed forms, and must reach the organising secretary before May 14.

15. The subjects of examination will be (*a*) reading; (*b*) dictation and composition; (*c*) arithmetic; (*d*) drawing and needlework; (*e*) general knowledge (including elementary facts relating to history, geography, and the science of every-day life).

16. The scholarships will be awarded to the candidates who obtain the highest number of marks in the examination; but

17. The awards will be made in such a way that the scholars elected may be taken as equally as possible from all parts of the county; and

18. The Technical Education Committee reserve the right to limit the number of scholars elected from any particular school or area; and

19. At least two scholarships will be awarded to girls; and

20. At least two scholarships will be awarded to boys who intend *bonâ fide* to follow an agricultural calling; but

21. No scholarship will be awarded to a candidate unless he or she shows sufficient merit, and shows that he or she would profit by proceeding to a secondary school.

22. In case of equality, the age of candidates will be taken into consideration, preference being given to the youngest.

23. The scholarships will be tenable at the following secondary schools:—

Shebbear School.
West Buckland School.
Ashburton Grammar School.
Kingsbridge Grammar School.
Totnes Grammar School.
Crediton Grammar School.
North Tawton Middle School.
Tiverton Middle School (Boys and Girls).
Bideford Grammar School.
Barnstaple Grammar School.
Edgehill School, Bideford (Girls).

24. The scholars elected will be required to proceed to the schools at which their scholarships are tenable at the beginning of the following Michaelmas term.

25. Tuition and boarding fees (but no additional payments of any kind) will be paid terminally (three times a year) to each school at which the scholarships are tenable, on receipt of an account (accompanied by a certificate of regular attendance and satisfactory progress) from the governing body of the school; the balance (if any) will be paid to the parents of the scholarship holders.

26. The Technical Education Committee reserve the right to determine any scholarship at any time without assigning reasons.

Exhibitions for Boys leaving Secondary Schools.

1. Not more than two exhibitions will be awarded.

2. Each exhibition will be of the value of 40*l.* per annum, and will be tenable for two years.

3. Candidates' parents must have been resident in the administrative county of Devon (excluding East Stonehouse) for at least two years immediately preceding June 30th.

4. Candidates must have been in regular attendance at a secondary school in the administrative county of Devon (or in the near vicinity thereof) for at least two years immediately preceding June 30th, and must be actually attending such school at the time of the examination. The Technical Education Committee reserve the right to put their own interpretation upon the expression "secondary schools," and to reject any candidate in attendance at a school not approved by them.

5. Candidates must not be less than 15 nor more than 18 years of age on June 30th.

6. Candidates must show that they are in need of assistance, and that without assistance they would be unable to proceed to an institution providing higher technical instruction.

7. Girls are not admissible as candidates.

8. Scholars on the agricultural side of Ashburton Grammar School are not admissible as candidates.

9. No limit is put on the number of candidates who may be sent up for examination from any secondary school.

10. The award will be made on the result of an examination to be held by the Technical Education Committee on two consecutive days in June.

11. The travelling expenses of candidates to and from the place of examination will be paid by the Technical Education Committee, in addition to a sum of 5*s.* which will be allowed, if necessary, for hotel expenses.

12. Applications must be made on prescribed forms, and must reach the organising secretary before May 14th.

13. Questions may be set in the following subjects:—(*a*) mathematics (including arithmetic, algebra, and geometry); (*b*) English (including history, geography, and composition); (*c*) French; (*d*) drawing; (*e*) science (including mechanics, physics, chemistry, and the elementary facts of other sciences); (*f*) practical chemistry.

14. The exhibitions will be awarded to the candidates who obtain the highest number of marks in the examination; but

15. The Technical Education Committee reserve the right to award one exhibition to a candidate who intends *bonâ fide* to follow an agricultural calling; and

16. No exhibition will be awarded to a candidate unless he shows sufficient merit, and that he would profit by proceeding to an institution providing higher technical instruction.

17. In case of equality the age of candidates will be taken into consideration, preference being given to the youngest.

18. The exhibitions will be tenable on the agricultural side at Ashburton Grammar School, at the Finsbury Technical College, and at such other institutions providing higher or specialised technical instruction as are approved by the Technical Education Committee.

19. The exhibitioners elected will be required to proceed to the institutions at which their exhibitions are tenable at the beginning of the following Michaelmas term.

20. The Technical Education Committee will make payments to each exhibitioner terminally (three times a year) on receipt of a certificate of regular attendance and satisfactory progress from the principal of the institution at which the exhibition is held.

21 The Technical Education Committee reserve the right to determine any exhibition at any time without assigning reasons.

Bursaries for Elementary Teachers conducting Evening Continuation Schools.

1. As many bursaries as funds permit will be awarded in aid of the travelling expenses of elementary teachers attending technical classes.

2. The travelling expenses of certificated teachers only will be paid.

3. No payment will be made to any teacher who is not regularly teaching in an evening continuation school in the administrative county of Devon (excluding East Stonehouse) before Christmas.

4. The Technical Education Committee reserve the right to refuse aid to any teacher without giving an explanation.

5. Travelling expenses will not be paid for more than 25 journeys.

6. No greater sum than 4*l.*, and no less sum than 10*s.* will be paid.

7. Not more than 3*d.* per mile will be allowed for a separate conveyance, 2*d.* a mile for omnibus fare, or 1*d.* per mile for railway fare.

8. No travelling expenses will be paid to those who live less than three miles from the place where the class is held.

9. When a teacher has to proceed to a class first by conveyance and afterwards by railway, or *vice versâ*, no conveyance fares will be allowed for a distance under three miles.

10. Travelling expenses will only be allowed to the nearest class; and in the event of any particular subject not being taught at the nearest place where classes are held, travelling expenses will not be allowed for a greater distance than that of the nearest class.

11. Travelling expenses will not be allowed to two centres.

12. Only those sums which have actually been expended on travelling to classes will be paid.

13. Bursaries will only be awarded to teachers attending classes conducted by the staff instructors (*see* Section V.), classes conducted at the technical, science, and art schools mentioned in Section I., and at the secondary schools mentioned in Section II. and other classes approved by the Technical Education Committee.

14. Bursaries will only be awarded to teachers attending classes in the following subjects:—Drawing, chemistry, botany, physiology. hygiene, agriculture, wood-carving, woodwork, clay-modelling, shorthand, cookery, dressmaking.

15. No travelling expenses will in any case be paid unless at least 20 attendances have been made in each subject taken up.

16. No travelling expenses will be paid to teachers who do not sit for the examinations at the end of the courses unless prevented by illness.

17. Applications for bursaries must be made on prescribed forms, and must reach the organising secretary before September 29th, on which date all the applications received will be considered together.

18. Each application form must be signed by a manager of the elementary school in which the applicant teaches.

19. Payment will be made by the Technical Education Committee after the courses of instruction have terminated.

20. Applications for payment must be made on prescribed forms, and must reach the organising secretary not later than a fortnight after the termination of the courses. No application for payment will in any case be entertained after June 30th.

Studentships for Elementary Teachers conducting Evening Continuation Schools.

1. Thirty studentships will be awarded, of which some will be allotted to women.

2. Each studentship will be of the value of 4*l*. 10*s*., in addition to travelling expenses to and from Weston-super-Mare.

3. The studentships will be tenable at the summer meeting, to be held in August at Weston-super-Mare, by the Technical Education Committee in conjunction with the Somerset County Education Committee.

4. The studentships will not be awarded to beginners, but to those who already possess a considerable knowledge of technical subjects, and who have proved most successful in their evening continuation schools.

5. Studentships will only be awarded to certificated teachers who have conducted evening continuation schools in the administrative county of Devon (excluding East Stonehouse), during the year 1893–94, and who undertake to continue such work during the year 1894–95.

6. Studentships will only be awarded to those teachers who undertake to attend regularly (five hours per diem) at the classes at the summer meeting, taking up such subjects as the Technical Education Committee may decide.

7. The studentships will be awarded by the Technical Education Committee after the consideration of reports presented by the organising secretary, the inspector, and the staff instructors upon the work done by teachers in evening continuation schools and in technical classes.

8. The students elected will be taken as equally as possible from all parts of the county, having regard to the previous regulations.

Section VIII.

Lending Department.

The lending department contains magic lanterns, lantern slides, designs and casts for wood-carving, microscopes and diagrams, which are lent to evening continuation schools and other classes. A teachers' library will shortly be added. The catalogue of the lending department will be issued in September.

Section IX.

East Stonehouse.

A grant of 150*l*. for the year 1894–95 will be made to the East Stonehouse Urban Sanitary Authority on the following conditions:—

1. That East Stonehouse shall not participate further in the technical education scheme during the school year 1894–95.

2. That the urban authority shall, before October 14th, have obtained the sanction of the Technical Education Committee to a scheme showing the manner in which it is proposed to expend the grant, and that so far as the technical, science, and art school in East Stonehouse is concerned, the scheme shall conform to the following conditions, prescribed in Section I., Nos. 3, 4, 5, 10, 12.

Section X.

Inspection and Examination.

Most of the inspection of classes and institutions is carried on by the inspector of the Technical Education Committee, whose duties are as follows:—

1. To inspect and examine evening continuation schools.

2. To inspect certain classes conducted by district committees and by the governing bodies of technical, science, and art schools and secondary schools.

3. To conduct the examinations in connexion with the award of scholarships and exhibitions.

4. To undertake such other work as the Technical Education Committee may from time to time direct.

The inspector receives assistance from the organising secretary and staff instructors in certain branches of his work.

Section XI.

Organisation.

The sum set aside for organisation is required for the following purposes:—(1) Salary and travelling expenses of the organising secretary; (2) rent, &c. of office; (3) clerical assistance; (4) postage, &c.; (5) carriage of parcels in connexion with the lending department; (6) stationery, &c.; (7) printing.

APPENDIX B. I. (*see* para. 8).

Acreage of Crops and of Live Stock, 1891, 1892, and 1893, in Devonshire (Exeter Collection).

[Supplied by the Board of Agriculture.]

—	Total Number of separate Returns received from Occupiers.	Total Cultivated Area.	Number of Statute or Imperial Acres under— Corn Crops. Wheat.	Barley or Bere.	Oats.	Rye (Corn).	Beans.	Peas.	Green Crops. Potatoes.	Turnips and Swedes.	Mangold.	Cabbage.	Kohl-Rabi.	Rape.	Vetches or Tares.	Lucerne.	Carrots.	Beet-root (except Sugar Beet).	Other Green Crops (not being Clover, Sainfoin, "Seeds," &c.), but including Crops grown in Market Gardens not separately named, such as Rhubarb, Parsnips, Onions, &c.	Flax.	Bare Fallow or uncropped ploughed Land.	Grass cut or intended for mowing for Hay. Clover, Sainfoin, Rye Grass, and other Grasses under rotation of Crops for Mowing.	Permanent Grass for Mowing.
Devon County.																							
Exeter Collection, 1891 -	10,147	674,023½	43,306¾	24,697½	58,795¾	232¾	855½	589	6,287	37,285½	15,222	571½	47½	8,902¾	2,179½	35½	63	1¾	333¼	18¼	4,253½	32,283	73,056½
Exeter Collection, 1892 -	8,813	673,826½	40,823½	23,798½	61,180	227¾	518½	563½	5,919¾	37,543½	15,442¾	479¼	59½	8,330	1,471½	16	51	1	268	19½	4,075¼	31,740	74,564¼
Exeter Collection, 1893 -	8,734	675,140½	35,620½	25,668	66,039¼	367½	485¼	586	5,599½	37,971¼	15,042	560¼	105	8,307½	1,464½	21¼	48¾	¾	319¼	17	4,012¾	30,315½	70,050

—	Number of Statute or Imperial Acres under—*continued.* Grass for Pasture and for Grazing only. Clover, Sainfoin, Rye Grass, and other Grasses under rotation of Crops for one or more years; not for mowing.	Permanent Grass; not for mowing.	Gooseberries, Strawberries and other Small Fruit. In Orchards.	In Market Gardens.	Not included in Orchards or Market Gardens.	Orchards.	Market Gardens.	Nursery Gardens.	Mountain or Heath Land.	Live Stock. Horses (including Ponies). Number used solely for Agriculture and by Market Gardeners.	Number of unbroken Horses of any age (including Foals).	Number of Mares kept solely for the purpose of Breeding.	Cattle. Number of Cows and Heifers of all Ages in Milk or in Calf.	Number of Cattle other than those in Milk or in Calf. Two Years of Age and above.	One Year old and under Two Years.	Under 1 Year old (including Calves).	Sheep. Number of Ewes kept for breeding.	Number of Sheep of other kinds, One Year old and above.	Number of Lambs under One Year old.	Pigs. Number of Sows kept for breeding.	Number of Pigs of all Ages of any other kind.
Devon County—*cont.*																					
Exeter Collection, 1891 -	66,470½	297,909½	228	323½	74½	15,482¾	806½	198	20,791½	19,421	8,426	1,269	55,772	31,693	61,802		326,031		229,336	73,271	
Exeter Collection, 1892 -	68,418½	297,666½	297	300	57½	15,346	795	186½	25,344½	19,326	8,858	1,352	55,379	34,387	58,751		331,574		228,236	52,447	
Exeter Collection, 1893 -	67,868¾	304,071½	200¾	331	67½	15,397	808	191½	36,678½	18,847	9,199	1,284	53,672	33,114	30,700	28,357	200,769	110,705	208,136	7,790	45,019

APPENDIX B. I. (*see* para. 8).

Abstract of Estimates of the Yield of the Principal Crops in 1891, 1892, and 1893, in Devonshire (Exeter Collection.)*

[Supplied by the Board of Agriculture.]

	Number of Parishes.	Wheat.		Barley.		Oats.		Beans.		Peas.	
		Number of Acres.	Total Number of Bushels. (Imperial Measure). Crop, according to the Estimate.	Number of Acres.	Total Number of Bushels. (Imperial Measure). Crop, according to the Estimate.	Number of Acres.	Total Number of Bushels. (Imperial Measure). Crop, according to the Estimate.	Number of Acres.	Total Number of Bushels. (Imperial Measure). Crop, according to the Estimate.	Number of Acres.	Total Number of Bushels. (Imperial Measure). Crop, according to the Estimate.
Devon County.											
Exeter Collection, 1891	246	43,306¾	964,876	24,697½	710,804	58,795¾	1,947,138	855½	20,562	589	12,607
Exeter Collection, 1892	246	40,823½	686,763	23,796¾	690,266	61,180	2,054,944	513¾	10,306	563½	10,562
Exeter Collection, 1893	246	35,620½	628,644	25,668	564,572	66,039¼	1,758,538	485¼	6,403	586	8,380

	Potatoes.		Turnips and Swedes.		Mangold.		Hay.		Hay.	
	Number of Acres.	Total Number of Tons. Crop, according to the Estimate.	Number of Acres.	Total Number of Tons. Crop, according to the Estimate.	Number of Acres.	Total Number of Tons. Crop, according to the Estimate.	Clover, Sainfoin, Rye Grass, and other Grasses under rotation of Crops for mowing. Number of Acres cut for Hay.	Total Number of Cwts. Crop, according to the Estimate.	Permanent Grass for mowing, such as Meadow, Down, or Pasture not broken up in rotation. (Grass for mowing between Trees in an Orchard included.) Number of Acres cut for Hay.	Total Number of Cwts. Crop, according to the Estimate.
Devon County—*cont.*							Acres.	Cwts.	Acres.	Cwts.
Exeter Collection, 1891	6,287	28,287	37,285½	328,376	15,222	246,584	32,283	797,852	73,056½	1,574,872
Exeter Collection, 1892	5,919¾	30,736	37,543¾	462,439	15,442¾	254,497	31,740	454,061	74,564½	890,697
Exeter Collection, 1893	5,599¾	29,351	37,971¾	416,410	15,042	203,846	30,315½	378,714	70,050	679,465

* For list of parishes comprised in the Devonshire part of the Exeter Collection, *see* p. 46.

* The following PARISHES, &c. comprise that part of the EXETER COLLECTION which is in DEVONSHIRE.

Abbotsham.
Alphington.
Alverdiscott.
Alwington.
Anstey, East.
Anstey, West.
Arlington.
Ashcombe.
Ashford.
Ashreigney.
Atherington.
Awliscombe.
Axminster.
Axmouth.
Aylesbeare.

Bampton.
Barnstaple.
Beaford.
Berry Narbor.
Bickington High.
Bickleigh.
Bicton.
Bideford.
Bishop's Nympton.
Bishop's Tawton.
Bittadon.
Bradninch.
Bradworthy.
Bramford Speke.
Branscombe.
Bratton Fleming.
Braunton.
Bray, High.
Brendon.
Broadclist.
Broadhembury.
Buckerell.
Buckland Brewer.
Buckland, East.
Buckland, West.
Budleigh, East.
Bulkworthy.
Burlescombe.
Burrington.
Butterleigh.

Cadbury.
Cadleigh.
Calverleigh.
Challacombe.
Charles.
Chawleigh.
Cheldon.
Cheriton Bishop.
Cheriton Fitzpaine.
Chittlehamholt.
Chittlehampton.
Chulmleigh.
Churchstanton.
Clayhanger.
Clayhidon.
Clist St. George.
Clist Hydon.
Clist St. Lawrence.
Clist St. Mary.
Clovelly.
Colaton Raleigh.
Colynton.
Combe Raleigh.
Comb Martin.
Compbyne.
Catleigh.
Countisbury.
Creacombe.
Crediton.
Cruwys Morchard.
Cullompton.
Culmstock.

Dalwood.
Dawlish.
Down, East.
Dunchidcock.
Dunkeswell.

Eggesford.
Exminster.

Farringdon.
Farway.
Feniton.
Filleigh.
Fremington.
Frithelstock.

Georgeham.
George Nympton.
Gittisham.
Goodleigh.

Halberton.
Harpford.
Hartland.
Heanton Punchardon.
Heavitree.
Henryock.
Highly St. Mary.
Hittesleigh.
Hockworthy.
Holcombe Burnell.
Holcombe Rogus.
Honiton.
Honiton Clist.
Horwood.
Huntsham.
Huntshaw.
Huxham.

Ide.
Ilfracombe.
Instow.

Kenn.
Kennerleigh.
Kentisbeare.
Kentisbury.
Kenton.
Kilmington.
King's Nympton.
Knowstone.

Landcross.
Landkey.
Langtree.
Lapford.
Littleham (Bideford).
Littleham (Exmouth).
Loxbeare.
Loxhore.
Luppitt.
Lympstone.
Lynton.

Mamhead.
Mariansleigh.
Martinhoe.
Marwood.
Membury.
Meshaw.
Molland.
Molton, North.
Molton, South.
Monkleigh.
Monkton.
Morchard Bishop.
Morebath.
Morthoe.
Musbury.

Nether Exe.
Newton St. Cyres.
Newton St. Petrock.
Newton Tracey.
Northam.
Northleigh.

Oakford.
Offwell.
Otterton.
Ottery St. Mary.

Parkham.
Parracombe.
Payhembury.
Peter's Marland.
Pilton.
Pinhoe.
Plymtree.
Poltimore.
Poughill.
Powderham.
Puddington.
Putford, East.
Putford, West.

Rackenford.
Rewe and Upex.
Roborough.
Rockbeare.
Romansleigh.
Roseash.

St. David.
St. Giles in the Wood.
St. Leonard.
St. Sidwell.
St. Thomas.
Salcombe.
Sampford Peverell.
Sandford.
Satterleigh.
Seaton and Beer.
Sheldon.
Sherwell.
Shillingford.
Shobroke.
Shute.
Sidbury.
Sidmouth.
Silverton.
Southleigh.
Sowton.
Stockland.
Stockleigh, English.
Stockleigh, Pomeroy.
Stoke Canon.
Stoke Rivers.
Stoodleigh.
Swimbridge.

Talaton.
Tawstock.
Tedburn St. Mary.
Teignmouth, East.
Teignmouth, West.
Templeton.
Thelbridge.
Thorverton.
Tiverton.
Topsham.
Torrington, Great.
Torrington, Little.
Trentishoe.
Twitchin.

Uffculme.
Uplowman.
Uplyne.
Up Ottery.
Upton Helions.
Upton Pyne.

Venn Ottery.

Warkleigh.
Washfield.
Washford Pyne.
Wear Giffard.
Welcombe.
Wembworthy.
Westdown.
Westleigh.
Whimple.
Whitestone.
Widworthy.
Willand.
Witheridge.
Withycombe.
Woodbury.
Woolfardisworthy.
Woolfardisworthy, West.
Worlington, East.
Worlington, West.

Yarcombe.
Yarnscombe.

APPENDIX B. II. (*see* para. 23).

RATEABLE VALUE of PARISHES in the UNIONS of BARNSTAPLE, BIDEFORD, CREDITON, SOUTH MOLTON, and TIVERTON.

(*a.*) BARNSTAPLE UNION.

Parishes.	1881. £	1881. £	1893. £	1893. £	Parishes.	1881. £	1881. £	1893. £	1893. £
Arlington	2,869		2,631		Loxhore	1,585		1,551	
Ashford	1,164		1,132		Martinhoe	1,183		1,301	
Atherington	3,374		3,117		Marwood	5,757		5,330	
Barnstaple	26,196		39,813		Morthoe	3,552		4,984	
Berrynarbor	5,238		5,161		Newton Tracey	582		595	
Bishops Tawton	10,346		6,005		Parracombe	3,807		3,569	
Bittadon	891		800		Pilton	7,130		8,525	
Bratton Fleming	5,983		6,080		Shirwell	4,452		4,374	
Braunton	12,131		11,911		Stoke Rivers	2,207		2,101	
Brendon	2,287		2,338		Swimbridge	8,200		7,598	
Challacombe	2,864		2,750		Tavistock	8,142		8,440	
Combmartin	5,380		5,363		Trentishoe	982		871	
Countisbury	1,487		1,716		West Down	4,645		4,429	
East Down	4,122		3,922		Westleigh	3,329		3,065	
Fremington	7,836		7,604						
Georgeham	5,585		5,306		Total		210,024		233,539
Goodleigh	1,744		1,728						
Heanton Punchardon	4,234		3,952		Deduct—				
Highbray	3,228		2,820		Barnstaple	26,196		39,813	
Horwood	956		879		Ilfracombe	28,689		42,288	
Ilfracombe	28,689		42,288		Lynton	6,533		8,671	
Instow	2,705		2,708						
Kentisbury	3,805		3,440				61,418		90,772
Landkey	4,824		4,671						
Lynton	6,533		8,671				148,606		142,767

(*b.*) BIDEFORD UNION.

Parishes.	1881. £	1881. £	1893. £	1893. £	Parishes.	1881. £	1881. £	1893. £	1893. £
Abbotsham	2,503		2,734		Welcomb	1,045		993	
Alwington	1,807		1,754		Woolfardisworthy	3,107		2,988	
Bideford	15,654		17,831						
Bulkworthy	618		764		Total		65,296		68,737
Buckland Brewer	3,866		3,760						
Clovelly	2,357		2,555		Deduct—				
East Patford	969		935		Abbotsham	2,503		2,734	
Hartland	9,281		9,048		Bideford	15,654		17,831	
Landcross	509		470		Clovelly	2,357		2,555	
Littleham	1,656		1,635		Northam	13,318		14,965	
Monkleigh	2,200		2,033						
Northam	13,318		14,965				33,832		38,085
Newton St. Petrock	1,057		1,154						
Parkham	3,870		3,721				31,404		30,652
West Patford	1,479		1,397						

(*c.*) CREDITON UNION.

Parishes.	1881. £	1881. £	1893. £	1893. £	Parishes.	1881. £	1881. £	1893. £	1893. £
Bow	4,453		3,583		Puddington	1,222		1,048	
Brushford	913		809		Sandford	11,904		10,561	
Chawleigh	4,823		4,179		Sherwood	61		61	
Cheriton Bishop	3,980		3,430		Shobrooke	6,193		6,109	
Cheriton Fitzpaine	7,552		5,701		Stockleigh English	1,263		1,069	
Clannaborough	1,305		1,268		Stockleigh Pomeroy	1,647		1,388	
Coldridge	3,319		2,873		Thelbridge	1,922		2,816	
Colebrooke	7,153		5,445		Upton Hellions	1,500		1,248	
Crediton (part of)	20,323		16,540		Washford Pyne	897		763	
Down Saint Mary	3,082		2,499		Wembworthy	1,966		1,790	
Eggesford	980		795		Woolfardisworthy	1,688		1,639	
Hittesleigh	885		1,003		Zeal Monachorum	4,022		3,347	
Kennerleigh	769		710						
Lapford	4,365		3,592		Total		120,266		101,661
Morchard Bishop	8,820		7,367		Deduct—				
Newton Saint Cyres	10,492		7,679		Crediton	20,323		16,540	
Nymet Rowland	784		655						
Poughill	1,983		1,694				99,943		85,121

(*d.*) South Molton Union.

Parishes.	1881.	1893.	Parishes.	1881.	1893.
	£ £	£ £		£ £	£ £
East Anstey - -	1,936	1,728	Molland - -	3,825	3,170
West Anstey -	1,969	1,703	North Molton - -	12,524	10,945
Bishopsnympton -	8,649	7,378	Rackenford -	2,719	2,475
East Buckland - -	1,515	1,490	Romansleigh - -	1,567	1,322
West Buckland -	1,777	2,332	Rose Ash - -	3,660	3,160
Burrington - -	4,305	3,880	Satterleigh - -	521	473
Charles - -	2,604	2,290	South Molton - -	14,163	13,297
Cheldon - - -	679	589	Twitchen - - -	1,975	1,725
Chittlehampton -	9,429	6,081	Warkleigh - -	2,085	1,910
Chittlehamholt - -	—	1,745	Witheridge - -	7,168	4,903
Chulmleigh - -	7,671	7,175	East Worlington -	1,748	2,890
Creacombe - -	626	535	West Worlington -	1,604	—
Filleigh - -	2,244	2,127	Exmoor - -	4,759	4,296
Georgenympton - -	2,166	1,896	Total - -	- - 114,863	101,301
Kingsnympton - -	4,571	4,012	Deduct—		
Knowstone - -	3,525	3,039	South Molton -	- - 14,163	13,297
Mariansleigh - -	1,596	1,500		100,700	88,004
Meshaw - - -	1,283	1,235			

(*e.*) Tiverton Union.

Parishes.	1881.	1893.	Parishes.	1881.	1893.
	£ £	£ £		£ £	£
Bampton - - -	9,270	8,617	Silverton - -	11,017	10,325
Bickleigh - -	2,491	2,334	Stoodleigh - -	3,198	2,944
Bradninch - -	11,131	10,121	Templeton - -	1,215	1,058
Butterleigh - -	878	858	Thorverton - -	7,317	6,716
Cadbury - - -	2,501	2,248	Tiverton - -	43,412	47,117
Cadeleigh - -	2,340	2,249	Uffculm - - -	12,025	11,369
Calverleigh - -	857	—	Uplowman - -	3,859	3,757
Clayhanger - -	2,214	1,847	Washfield - -	3,696	3,531
Cruwys Morchard -	4,628	4,356	Willand - -	4,146	4,539
Cullompton - -	19,870	20,985	Total - -	- - 180,250	- - 177,827
Halberton - -	14,614	14,007	Deduct—		
Highley St. Mary -	238	238	Bampton - -	9,270	8,617
Hockworthy - -	2,728	2,554	Cullompton - -	19,870	20,985
Huntsham - -	1,776	1,341	Tiverton - -	43,412	47,117
Kentisbeer - -	6,341	5,778		72,552	76,719
Loxbeer - - -	866	1,583			
Oakford - -	3,407	3,005		107,698	101,108
Sampford Peverell -	4,215	4,350			

APPENDIX B. III.

TABLE showing the RECEIPTS and EXPENDITURE for the Years 1881 and 1893 in the POOR LAW UNIONS of OKEHAMPTON, SOUTH MOLTON, BARNSTAPLE, TORRINGTON, BIDEFORD, and HOLSWORTHY.

—	Okehampton.		South Molton.		Barnstaple.		Torrington.		Bideford.		Holsworthy.	
	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.
RECEIPTS:												
From poor rates	£ 12,990	£ 8,598	£ 12,475	£ 9,056	£ 24,944	£ 26,963	£ 10,188	£ 8,540	£ 11,058	£ 10,564	£ 6,580	£ 5,979
Treasury subventions	184	—	871	—	913	—	437	—	416	—	207	—
County and borough councils out of Exchequer contribution accounts.	—	1,464	—	1,498	—	2,245	—	1,315	—	1,213	—	634
Other receipts	390	323	168	878	332	965	217	117	495	272	20	86
Total	13,564	10,385	13,514	11,432	26,189	30,173	10,842	9,972	11,969	12,049	6 787	6,699
EXPENDITURE:												
For relief to the poor and purposes connected therewith:—												
In-maintenance	735	607	898	664	1,254	1,409	872	408	653	730	453	355
Out-relief	4,961	3,996	2,818	2,606	8,682	8,602	3,157	2,502	3,621	2,882	1,087	896
Maintenance of lunatics in asylums or licensed houses.	553	607	750	783	1,460	1,819	557	873	757	781	243	236
Workhouse or other loans repaid, and interest thereon.	—	—	—	—	—	—	70	—	39	67	—	—
Salaries, remuneration, rations, and superannuation allowances of officers, assistants, and servants.	872	828	1,029	1,079	1,409	1,544	910	759	746	794	401	415
Other expenses of, or immediately connected with, relief.	284	277	412	381	592	594	350	206	345	283	71	143
Total relief to the poor	7,405	6,315	5,898	5,513	13,397	13,968	5,916	4,748	6,161	5,537	2,255	2,045
For purposes unconnected with relief to the poor:—												
Payments for or towards the county borough or police rate.	1,462	1,202	1,577	1,424	6,591	8,213	1,893	1,619	1,712	2,833	640	636
Contributions by overseers:—												
To highway boards or to rural sanitary authorities in respect of highways.	3.353	—	3,526	2,116	3,828	3,561	2,320	1,388	2,015	1,982	2,537	3,074
To burial boards	—	—	—	70	—	200	—	90	—	—	—	—
To rural sanitary authorities	164	223	225	14	99	345	136	117	28	100	61	67
To school boards	1,890	1,520	791	774	1,000	1,204	430	805	883	857	603	596
For school attendance committee's expenses.	52	—	52	52	141	111	—	26	27	35	—	14
Payments on account of the Registration of Births, &c. Act.	76	63	56	51	128	120	65	60	79	84	53	52
Vaccination fees and expenses	60	51	129	94	167	154	41	59	77	62	47	42
Expenses allowed in respect of registration and cost of jury lists.	45	107	43	80	74	139	32	56	30	70	44	93
School fees for non-pauper children	4	—	6	—	17	—	—	—	—	—	2	—
Other expenses unconnected with relief to the poor.	294	9	476	17	573	—	125	15	294	21	162	10
Cost of legal proceedings (parochial and union).	—	9	31	30	44	49	—	30	2	—	10	5
Payments under Union Assessment Committee Acts and other assessment expenses.	16	146	15	17	44	49	21	14	16	16	48	11
Salaries, poundage, and superannuation allowance of parochial officers, and other expenditure not included under previous headings.	—	276	—	323	—	769	—	207	—	359	—	151
Total	14,826	9,921	12,825	10,575	26,103	28,882	10,979	9,234	11,324	11,961	6,462	6,796
Medical relief	309	318	479	453	652	725	304	291	346	329	167	165
Rateable value	91,613	91,953	114,808	101,284	238,781	233,539	72,398	61,505	65,245	68,755	41,976	37,579
Poor rate in the £ (calculated)	s. d. 2 10	s. d. 1 10½	s. d. 2 2	s. d. 1 9½	s. d. 2 4½	s. d. 2 3½	s. d. 2 9½	s. d. 2 9½	s. d. 3 4½	s. d. 3 0½	s. d. 3 1½	s. d. 3 2½

APPENDIX C. I. (*see* para. 21).

SUMMARY of COLLECTIVE EVIDENCE given in answer to SCHEDULE OF INQUIRY—Nos. I., II., III., and IV., by COMMITTEES elected by PUBLIC MEETINGS held at the places named; No. V. by four FARMERS (one being an experienced VALUER) meeting at BARNSTAPLE; No. VI. by two FARMERS meeting at BARNSTAPLE.

—	I. Bideford, May 8.	II. South Molton, May 10.	III. Barnstaple, May 11.	IV. Torrington, May 12.	V. For North Devon.	VI. For Barnstaple Union.
1. What are the special characteristics or features of the agriculture of the district?	Mixed farming	Chiefly cattle and sheep-rearing. Some corn-growing.	Stock-rearing; corn-growing	Mixed farming. Stock-rearing chiefly. Corn grown and fed to stock.	Extreme north; stock-rearing and oat-growing. Farther south; corn-growing, stock-rearing, and dairying.	Stock-rearing.
2. What are the different descriptions of soil?	Various	Various	Various	Varied	Varied. From heavy clay to light sand or gravel.	Hills, light and rather shallow. Vales, deep good soil in some cases. Clay in some parts.
3. What is the average size of— (*a*) Estates	500 to 5,000 acres	Mostly large landowners	.	.	From 1,500 to 40,000 acres.	
(*b*) Farms	100 to 200 acres	120 to 150 acres	About 150 acres	About 120 to 150 acres	About 120 acres (from 50 to 500 acres).	150 acres.
4. How are estates held; by absolute or limited owners?	-	-	-	Limited	Absolute	Two large estates limited; others mostly absolute.
5. What is the general condition of estates as regards— (*a*) Buildings, (*b*) Farm-houses, (*c*) Labourers' cottages	Large estates good; others (leaseholders especially) indifferent.	Good on certain large estates	Buildings and farm-houses fairly good; cottages inferior and too small but improving.	With few exceptions, very good	Farm-houses and buildings good on large estates; in some cases indifferent and others very bad on smaller estates. Cottages indifferent; in a few cases very bad.	Fortescue, Bedford, Rolle and Acland estates very good; others pretty fair.
6. Have improvements been effected since 1881? If so, to what extent, and do tenants pay interest on capital expended by landlords on such improvements?	(1.) To a great extent (2.) No	(1.) Yes, very considerably (2.) In a few cases, but not generally.	Not much	Yes, to a considerable extent, but in some cases entirely neglected.	(1.) To some extent (2.) Interest not charged as a rule.	Not generally.
7. How are farms usually held; by lease or under agreements? Are conditions or restrictions strictly enforced during the whole of the tenancy?	On small estates leases frequent, on large estates leases and yearly agreements about equal. Many of the leases are antiquated.	(1.) On the Poltimore estate and on small estates, leases as a rule. On other estates mostly yearly agreements. (2.) No, except in cases of dispute or in last year of tenancy.	(1.) Leases dying out; mostly yearly agreements. (2.) No; only in the last year of tenancy.	(1.) Mostly yearly agreements and becoming more so. (2.) Not generally, except on quitting.	Formerly land chiefly held on leases, but as they expired yearly agreements substituted as a rule. Conditions in agreements same as in old leases. Restrictions not strictly enforced except in last year.	Yearly agreements on large estates. Small estates, leases. Restrictions not strictly enforced, except in last year.
8. Have there been many changes of tenancy since 1881?	Very few. Not more than in preceding 15 years.	A great many. Not half the farms now in the same hands as in 1881.	Yes; many farmers gone to other parts of the country.	About 20 per cent.	Yes; especially in last three or four years.	Yes; many Devonshire farmers gone to midlands and eastern counties.
9. Have many farmers lately become bankrupt?	No	Very few	Not many as yet	Not many; but many have quitted farms owing to financial difficulties.	Some; not many	No.
10. State average rent per acre of farms in district?	10*s.* to 17*s.* 6*d.*	16*s.* to 18*s.* (excluding common land).	1*l.* (two present said 17*s.* 6*d.*)	15*s.*	District north of Barnstaple from 15*s.* to 20*s.* per acre. Range from 10*s.* to 30*s.* throughout whole of North Devon.	About 1*l.* average. Range from 10*s.* to 40*s.*

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11. Is the rent in all cases a fixed money payment? If not, state exceptions.	- - - - -	Yes - - - -	- - - - -	- - - - -	Yes - - - -	Yes.
12. What reductions or remissions of rent have been made since 1881?	About 10 per cent. - - -	5 to 15 per cent. In many cases none at all.	15 per cent - - - -	With the exception of the Rolle and Clinton estates, no permanent reductions have been made.	No reduction in some cases. In cases where reductions made from 10 to 15 per cent., but these mostly only temporary abatements. Farms usually let at reduced rents.	About 15 per cent. on average.
13. Are there any farms unlet? If so, has the number lately increased, and to what extent?	No - - - -	Practically none - - -	Practically none - -	A few - - - - -	Practically none - - -	No.
14. Are tenants under the Agricultural Holdings Act, or under agreements in substitution therefor? If under agreements, state conditions as to claims for unexhausted improvements?	Mostly under agreements - -	Under agreements - -	Under agreements - - -	Agreements as a rule - -	Agreements usually contain compensation clauses, but tenants frequently prefer to quit under the Act.	Under agreements.
15. Are there any complaints as to the working of the Agricultural Holdings Act, and do tenants (not under agreements), on quitting, usually claim under it?	Act too cumbersome and expensive and practically inoperative. Tenant should be compensated for increased fertility due to his action. Landlord should be compensated for decreased fertility due to tenant's act or default. Compensation should be given for corn produced on holding and consumed thereon by cattle, sheep, or pigs, if properly verified. Record of the condition of the farm should be taken on entry by competent valuer and endorsed on lease or agreement; in other cases certificate to be given to both parties.	*See* resolutions adopted by public meeting. Corn fed to poultry should be compensated for. All corn grown and consumed on the holding should be compensated for.	The Agricultural Holdings Act should contain all such conditions as are contained in a good lease for the purpose of securing the good cultivation of the land. Laying down land to permanent pasture should be transferred to Part III. of Schedule. Tenant should be compensated for unexhausted value of corn grown and consumed on the farm. Corn fed to horses should be compensated for.	Laying down of permanent pasture should be transferred to Part III. of Schedule. Compensation should be given for unexhausted value of all corn grown and consumed on holding (with one dissentient). Grass seeds should be paid for on quitting.	No complaints. Act generally acceptable.	Some complaints of insufficient compensation, but no point specified.
16. What are the usual claims of outgoing tenants as to produce, growing crops, acts of husbandry, and farm-yard manure?	- - - - -	- - - - -	- - - - -	- - - - -	Lady Day tenancies. Hay and straw left taken at consuming price. Incoming tenant goes on to till wheat and pays cost of seed and sowing of clovers.	—
17. To what class of persons is the management of estates usually entrusted?	Lawyer stewards. The system is objectionable.	Lawyer agents - - -	Lawyer agents. Chiefly unpractical men.	Lawyer stewards - - -	Mostly solicitors - - -	Chiefly lawyers. Not practical men.
18. Has the general state of farming improved or deteriorated since 1881, as regards—						
(*a*) Cleanliness and condition of land.	Very much less labour employed; fences neglected, and land deteriorated.	Deteriorated as a rule on poor arable land.	Deteriorated to some extent -	Deteriorated as a rule - -	Deteriorated certainly - -	Deteriorated.
(*b*) Breeding and management of stock.	Much improved - - -	Improved - - -	Improved - - -	Improved - - - -	Improved - - - -	Improved.
19. Are farms generally well provided with implements, live stock, &c.?	Yes - - - -	Not in all cases - - -	Yes - - - - - -	Yes. As to stock, same number kept, but they go out earlier.	Generally yes, but deficient on small farms.	Yes.

APPENDIX C. I.—*continued.*

—	I. Bideford, May 8.	II. South Molton, May 10.	III. Barnstaple, May 11	IV. Torrington, May 12.	V. For North Devon.	VI. For Barnstaple Union.
20. What is the average capital per acre with which tenants now take farms? Is this more or less than in 1881?	- - - - - -	Much less - - -	(1.) About 5*l*. - - - (2.) Less. Corn farms can be stocked with less capital than formerly.	About 30*s*. per acre - - -	Much less. Many men are now taking farms with totally inadequate capital for the proper management of them.	(1.) About 5*l*. per acre. (2.) Less.
21. Have any alterations in system been recently made in the farming of the district, and if so, in what direction, and with what results?	Great decrease of wheat and barley. Increase of oats.	Less corn-growing; more stock-rearing; seeds left down longer.	Decrease of corn-growing; increase of grass; decrease of orchards; more stock fattened and brought earlier to maturity.	More cattle fattened - -	Decrease of corn-growing - Increase of stock-rearing in some cases. Large quantity of land allowed to lie as old ley.	Less corn growing. More stock kept. Land laid down to grass, but being ploughed up again.
22. What crops are usually grown, and in what rotation?	Wheat; roots; oats; clover. Oats; wheat; roots; clover. Grass lies down four or five years instead of two as formerly.	Oats chiefly. Some wheat and barley.	Oats chiefly. Tendency to rely more on oats.	Oats chiefly. About three-fourths of total grain crop.	Oats principally; some wheat and barley; wheat yearly decreasing. Six-course rotation:—1. Oats; 2. Wheat or barley; 3. Roots; 4. Oats seeded to lie in grass two or three years.	Oats, wheat, barley, "dredge corn." 1. Oats; 2. Roots; 3. Oats; 4. Clover down about two or three years.
23. What breeds of stock are most common?						
(*a*) Cattle - - - -	Devons - - - -	Devons - - -	Devons - - -	Devons - - -	Devons - -	Devons.
(*b*) Sheep - - - - -	Devon longwools - -	Devon longwools and Exmoors -	Devon longwools and Exmoors -	Devon longwools - - -	In north, Exmoors; other parts, Devon longwools.	Devon longwools near Barnstaple; Exmoors on the hills.
(*c*) Horses - - -	Light cart-horses - - -	Light cart-horses. Shires are being introduced.	Light cart-horses founded on old pack-horse breed.	Clean light cart horses - - -	Shires tending to increase - -	Shires increasing.
(*d*) Pigs - - - - -	Long black (pigs much improved)	Long black - - -	Long black - - -	Long black - - -	Various. Large black mostly -	Berkshires chiefly.
24. Are cattle or sheep extensively bred or fattened in the district?	Steers reared to two or three years and sent to Chichester district to fatten. Cows fed for local consumption Sheep bred and fed.	Both bred. Cattle fattened more than formerly, but large numbers still sent away as stores.	Extensively bred, and increasingly fattened.	Both, but grazing steers provided for the grazing districts.	Cattle and sheep extensively bred. More fattening than formerly.	Both bred and fed.
25. Is dairying practised, and if so, is milk-selling, butter-making, or cheese-making the main object?	Almost every farmer does a little for local markets. Milk, butter, clotted cream.	Largely butter making - - -	- - - - - -	Not on a large scale, but increasingly. Butter and cream sent to factory. Skim milk cheese used to be made, but now none made.	Not much. Where practised, butter making chief object.	Yes; butter making.
26. Is the district well provided with means of transit for agricultural produce? If not, can you suggest any improvement?	Extreme part of district, 20 miles from railway. Railway to Hartland needed.	Yes - - - - -	Yes - - - - -	Badly provided. Only about two miles of railway in whole Torrington Union. Light railways would be a great advantage.	Fairly well - - - -	Pretty well.
27. Are there any complaints as to railway rates for agricultural produce? If so, specify them.	Yes; too high. Object to preferential rates for foreign produce. More competition desirable in district.	Yes. Preferential rates for foreign produce objected to.	Yes; increased. Object to preferential rates on foreign produce.	Yes; local rates for agricultural produce too high.	Yes. Excessive for farm produce	Yes; too high. Have been slightly increased and ought to have been decreased.
28. Have local rates increased or decreased since 1880? To what extent and from what causes?	Greatly increased - - - School boards and centralisation of highway management.	Increased - - - Cost of highways increased.	About the same, with a tendency to increase.	Increased. Increase on highways and sanitation in some cases. Too many authorities and officials.	Not much change. Increased slightly.	About the same.
29. What is the average tithe rent-charge per acre, and what proportion of the land is subject to it?	- - - - - -	About 2*s*. 6*d*. per acre - -	About 2*s*. per acre - - -	About 2*s*. 6*d*. per acre.	—	—
30. Has the number of small or medium sized farms increased or decreased since 1881? Can you give instances either of the subdivision or the consolidation of farms?	About the same - - -	Not much change - -	About the same with a tendency to increase now.	Slightly increased - - -	Small farms increasing, but not to a large extent.	Small farms increased. Farms which had been thrown together have been cut up again.

—	I. Bideford, May 8.	II. South Molton, May 10.	III. Barnstaple, May 11.	IV. Torrington, May 12.	V. For North Devon.	VI. For Barnstaple Union.
LABOURERS.						
31. What house accommodation have labourers? Are cottages let with the farms or directly to the labourers?	Let with the farms as a rule -	Let with the farms generally, but many farms without cottages on them.	Where there are cottages on a farm they are let with it.	With the farms - -	With the farms generally - -	Not enough cottages. Many pulled down some years ago. On Fortescue and Bedford estate let direct but under tenant's control.
32. What rents are charged, and for what accommodation?	1*s.* per week. Four rooms and garden as a rule.	1*s.* per week. Four rooms and garden.	1*s.* per week. Four roomed cottages with garden (too small for decency).	1*s.* per week (in some cases 1*s.* 6*d.*) two bedrooms as a rule; some only one, others none. Good on Rolle and Clinton estates.	Where rent charged, 1*s.* per week, two rooms downstairs, four upstairs; 20 perch garden.	Average 1*s.* 6*d.* per week; four rooms, 20 perch garden.
33. What per-centage upon the prime cost of building does the rent represent?	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	About 2 per cent.
34. Is the supply of labour greater or less than the demand?	Greater in last three years - - Previously less. Female labour died out.	Equal - - - - -	About equal - - - -	Equal to demand - -	Less rather than greater; great scarcity of female labour.	About equal. A year or two ago there was a scarcity.
35. What are (*a*) the weekly wages and (*b*) the actual gross earnings of the various classes of labourers?	(*a*) Ordinary wages 12*s.* per week Jobmen 2*s.* 6*d.* per day. Carters and horsemen, 13*s.* per week.	(*a*) Ordinary labourers 12*s.* per per week and cottage and potato ground. Horsemen, 13*s.* per week, and cottage and potato ground.	(*a*) Ordinary labourers, 12*s.* and cottage and potato ground.	(*a.*) Ordinary labourers 12*s.* and cottage garden and potato ground. Harvest money 2*l.*	(*a.*) Ordinary labourers, 12*s.* with cottage, garden, and potato ground of 20 to 40 perches. Horsemen, 13*s.*; herdsmen (for seven days), 14*s.* Harvest money about 30*s.* to 40*s.*	(*a.*) Ordinary labourers 12*s.*, 20 perch potato ground, ploughed and manured. Harvest 21*s.* per week for longer days. None provided.
36. Are allotments provided, and if so, at what rent, and on what conditions?	Not provided for, or required by, agricultural labourers. In some cases provided, but occupied by mechanics. Rent about 2*l.* per acre including rates and taxes.	As many as are wanted About 2*l.* per acre.	Only to small extent. In some cases they have been given up; in two parishes sanitary authority unable to supply demand.	Not provided and not asked for by agricultural labourers. When provided, about 2*l.* per acre.	No demand beyond potato ground	—
37. State any point not referred to above which you desire to bring before the Royal Commission.	- - - - -	All rates should be equally divided between the owner and occupier. The cost of the police in counties should be made a national charge. All those who use the roads should contribute to their cost.	Highway, sanitation, schools, and poor should be charges on National Exchequer.	- - - - -	Strongly object to the system of letting the shooting over the tenant. Landlord should be compelled to give tenant first refusal of shooting right at a fair price. Tenants should have the right to destroy ground game on his holding at any time, and in what manner he thinks fit. The landlord's right to distrain should be abolished. Where landlord and sitting tenant are unable to agree as to the rent, either of them should have power to appeal to an official valuer who should be appointed in each union by the county council.	

APPENDIX C. II. (*see* para. 28).

CASH ACCOUNT of a FARM of 245 ACRES in the BARNSTAPLE UNION for the Years 1892 and 1893.

EXPENDITURE, 1892.

	£	s.	d.
Rent	387	10	0
Rates	40	0	0
Tithe	32	5	0
Income tax, Schedule B.	3	18	9
Land tax	12	19	11
Brewing license	0	4	0
Duty on beer brewed, house being worth more than 10*l.* per annum.	1	15	4
Inhabited house duty	0	6	8
Interest on farm capital, 2,500*l.* at 5 per cent.	125	0	0
Cattle bought	124	16	6
Artificial manure	83	7	8
Cake	454	7	7
Corn bought	323	4	9
Labour	314	1	8
Seeds bought	19	0	7
Tradesmen's account:—			
Saddler	7	8	4
Smith	25	16	9
Carpenter	19	17	11
Hire of steam thrashing machine	9	18	0
2 female servants at 12*l.* each and 8*s.* per week each for food.	65	12	0
Cooper, repairs to casks, cattle baskets, &c.	1	16	0
Cattle drover	0	18	0
Coal for house and thrashing	16	14	6
Dog license	0	7	6
Sack hire	1	11	1
Cabbage plants	3	9	0
Plough reins, halters	0	9	2
Vet.'s account (as per contract)	5	5	0
Twine for binding straw and wheat	5	13	1
Sundries	1	3	0
	2,088	17	9
Total (profit)	321	19	3
	2,410	17	0

RECEIPTS, 1892.

	£	s.	d.
Cattle sold	769	17	4
Horses	265	0	0
Sheep	679	11	6
Pigs	16	16	0
Poultry, milk, butter, &c.	149	18	10
Wheat	386	15	2
Wool	85	13	6
Potatoes and apples	7	12	0
Potato lands let to cottagers in lieu of allotments.	8	0	0
Barm sold (from beer brewed)	2	2	8
Prizes won	39	10	0
	2,410	17	0

1893.

	£	s.	d.
Rent	387	10	0
Rates	39	18	10
Tithes	31	5	0
Income tax, Schedule B.	3	18	9
Land tax	12	19	11
Brewing license	0	4	0
Duty paid on beer brewed	1	15	4
Inhabited house duty	0	6	8
Interest on farm capital, 2,500*l.* at 5 per cent.	125	0	0
Artificial manure	94	7	5
Cake	244	11	6
Corn (bought)	204	16	4
Labour	293	1	6
Tradesmen's account:—			
Saddler	5	4	2
Smith	31	5	3
Carpenter	17	19	4
Steam thrashing	5	4	6
2 servants and food at 8*s.* per week each	65	12	0
Coal for house and thrashing	18	12	0
Dog license	0	7	6
Vet.'s account, as per contract	5	5	0
Twine for binding straw and wheat	2	7	6
Seeds bought	21	6	3
Sack hire	0	15	6
Sundries	0	19	10
Plough reins and halter, &c.	0	12	6
	1,615	6	7

	£	s.	d.
Cattle	330	10	0
Horses	91	5	4
Sheep	444	2	10
Pigs	19	7	0
Poultry, milk, butter, &c.	155	6	2
Wheat	222	7	0
Wool	71	5	0
Potatoes, apples, &c.	12	15	0
Potato lands let in lieu of allotments	7	15	6
Barm sold from beer brewed	1	15	8
Prizes won	42	2	6
	1,398	12	0
Total (loss)	216	14	7
	1,615	6	7

APPENDIX C. III.

RESOLUTIONS adopted at PUBLIC MEETINGS held in DEVONSHIRE by the ASSISTANT COMMISSIONER, May 1894.

Bideford, May 8.	South Molton, May 10.	Barnstaple, May 11.	Torrington, May 12.	Holsworthy, May 16.	Exeter, May 18.
1. That the incidence of local taxation is most unfair, only real estate being taxed, there being no reason why personalty should not be equally taxed. 2. That all roads should be subsidised on different lines to those adopted at present and be worked by the parish or district council instead of by the county council or highway boards. 3. That all salesmen having the sale of foreign meat should be compelled to take out a license and have the same notified outside their shops, and that the Government should take vigorous steps to see that the law is carried out. 4. That the removal of the tax on malt and the placing of the duty on beer was a great injustice and that it should be re-imposed. 5. That the van and wheel tax as proposed some years since would be a fair and just measure and productive of great relief to the agricultural industry. 6. That the Government be asked to pass a law by which the tenant on quitting his holding should be fairly compensated for all permanent improvements made by him. 7. That the paid officers of all local authorities should be under their own control and not under that of the Local Government Board.	1. That the right of shooting over the tenant's holding where the landlord does not use it himself should be given to the sitting tenant. 2. That the occupier of any land should have the right to kill and take the ground game when, where, and how he likes. 3. That the fences around the covers which formerly belonged to the farms should be restored. 4. That all cases of dispute between landlord and tenant should be settled by arbitration the arbitrator, whose decision shall be final, to be appointed by the county council. 5. That the labelling of foreign meat by every person who sells it should be made compulsory in any form the Legislature may think fair and proper. 6. The tenants should enjoy freedom of cultivation and should be allowed to sell all produce on bringing back an equivalent in manurial value.	1. That some method of taxation should be devised which would lay on those using the roads the onus of supporting and maintaining them. 2. That land valuers be appointed by the county council to act in all cases of dispute between landlord and tenant. 3. That it is absolutely necessary for the welfare of the agricultural community that the law of distress be abolished. 4. That the burden of local taxation on land is excessive and ought to be reduced, and that the initial cost of drainage, water supply, lighting, &c. should be borne by the property benefited. 5. That the tenant should have the right to take the ground game how, when, and where he likes, and that where the landlord does not shoot himself the tenant should have the first offer of the shooting on his farm. 6. That all local bodies should have full power to appoint and dismiss their officers. 7. That all rates imposed on a farm after the commencement of a tenancy should be equally divided between landlord and tenant. 8. That all cattle imported should be slaughtered at the port of landing.	1. That all rates levied after the commencement of the tenancy should be equally divided between landlord and tenant. 2. That such an alteration of the law is necessary as will give to the tenant farmer greater freedom with regard to cropping and the sale of agricultural produce, also that on quitting he shall be paid for all improvements made by him during his tenancy whereby the letting value has been enhanced, and shall allow for any depreciation arising from improper management. 3. That the law of distress is unjust and demoralising, that it should be abolished and the landlord placed on a footing with other creditors. 4. That tenant should have concurrent rights with the landlord to kill all the game on the farm. 5. That the money spent by the county council in technical education is of benefit to the community.	1. That it is desirable that protection should be extended to tenant farmers by giving them greater freedom in the cultivation of their farms and the disposal of their produce, also by giving them proper compensation for cultivating waste lands and land which has gone out of cultivation and making other permanent improvements. 2. That this meeting is heartily in favour of the Bill brought in by Mr. Lambert, M.P., providing that all foreign meat should be labelled. 3. That all the present safeguards against the introduction of diseased cattle from abroad should remain in force and if necessary be strengthened. 4. That this meeting is of opinion that some immediate action should be taken by the present Government to remove some of the existing burdens in the shape of local taxation on the land, especially those of the highways, police, education, and sanitation. 5. That the law of distress is unjust and demoralising, that it should be abolished and the landlord put on a footing with other creditors.	1. That this meeting considers that the incidence of local taxation is most unfair, only real estate being taxed, whereas there is no reason why personalty should not be equally taxed for the local rates. 2. That all butchers who retail foreign meat should take out a license and have it notified outside their establishments, and that the Government should take vigorous steps to see the law carried out. 3. That in the opinion of this Chamber the cause of agricultural depression is the unfair competition which agriculturists have to contend against arising from the existing modes of inter communication between this and foreign countries.

SUBJECTS dealt with in the RESOLUTIONS.

Compensation to quitting tenant.—Bideford 6, Torrington 2, Holsworthy 1.
Disputes between landlord and tenant. — South Molton 4, Barnstaple 2.
Division of rates.—Barnstaple 7, Torrington 1.
Foreign competition.—Exeter 3.
Freedom of cultivation.—South Molton 6, Torrington 2, Holsworthy 1.
Free sale of produce.—South Molton 6, Torrington 2, Holsworthy 1.
Game.—South Molton 1, 2, 3, Barnstaple 5, Torrington 4.
Highways.—Bideford 2, Barnstaple 1.
Law of distress. — Barnstaple 3, Torrington 3, Holsworthy 5.
Local taxation.—Bideford 1, Barnstaple 4, Holsworthy 4, Exeter 1.
Malt tax and beer duty.—Bideford 4.
Officials of local authorities.—Bideford 7, Barnstaple 6.
Sale of foreign meat.—Bideford 3, South Molton 5, Holsworthy 2, Exeter 2.
Slaughter of imported cattle.—Barnstaple 7, Holsworthy 3.
Technical education.—Torrington 5.
Van and wheel tax.—Bideford 5.

APPENDIX C. IV.*a*.

NOTES of PUBLIC INQUIRY at GUILDHALL, BIDEFORD, MAY 8, 1894.

Mr. E. BERRY-TORR (CHAIRMAN of BIDEFORD and DISTRICT CHAMBER of AGRICULTURE) in the CHAIR.

About 70 or 80 present, the large majority farmers.

The Assistant Commissioner invited evidence, and asked that any suggestions for the Commission should be put as resolutions, so that he might report how far all present concurred in them.

Major Kirkwood said that local taxation pressed heavily upon them at the present time. The rating of property remained the same as was the case many years ago when protection was adopted in this country, and this was most unfair. The local rates had increased—the poor, education, highway matters, and other things were constantly proving more expensive, and he did not see why property of all kinds should not contribute towards these rates. He moved—

"That this meeting considers that the incidence of local taxation is most unfair, only real estate being taxed, there being no reason why personalty should not be equally taxed."

Mr. Short, in seconding, said that first they were saddled with the county police rate, secondly with the elementary education rate, and thirdly with the sanitary rate, whilst they might look forward to a further augmentation now that the new Local Government Act was coming into operation. He would like to see the millionaires, those getting a large interest on land and house property, the merchants, manufacturers, and the railway companies (who charged double as much for the conveyance of English goods as they did for those of the foreigner), bearing a fair share of both local and Imperial burdens.

Mr. G. Andrews said it was agreed on all hands that the agricultural interest was in a very depressed condition, the causes operating towards this being various. The majority of farmers knew very well that they had experienced bad seasons, that foreign competition kept down prices, and that the rates had increased to a very serious extent. Forty years ago, when he first became a ratepayer, the amount of the rates was only a little more than half what it was at present. Then, in days gone by, if there was a bad season, the farmers could generally get advanced prices for their produce, but owing to foreign competition they could not do this now, and had to bear the brunt of the burden. Some talked about the landlords, but they could not expect them to do everything. There were many farms in the west, especially in his parish and that of Mr. Short, where the landlord was simply receiving interest for the buildings he had put up, and was obtaining nothing in respect of the land. Many landlords made large outlays, and they might reasonably expect good returns, but as soon as the property was improved they were called upon to pay additional rates or taxes upon the enhanced value of the land. It seemed that they knew how to deal with the landlords but not with Governments which passed laws resulting in their burdens being added to. Farmers took land sometimes for 21 years, not aware unfortunately what burdens were going to be placed upon it, with the result that before they left they were oftentimes ruined men.

Motion carried unanimously.

The Chairman referred to the question of main roads, the rates in connexion with which had become very heavy. He thought whether, when they had parish councils, it would not be better for parishes to maintain their own roads, the Government subsidising the respective councils in this connexion. Parishes had now to maintain many roads simply because they were not of a certain width, and this he thought a great hardship. He proposed—

"That all roads should be subsidised on different lines to those adopted at present, and be worked from the parish or district council instead of by the county council or highway boards."

Mr. Short seconded.

Mr. W. H. Turner said he knew of one parish which used to spend 37*l*. to 38*l*. in the repair of its roads, whilst it had 8*l*. or 10*l*. remaining for the carrying out of permanent improvements. Now, however, with the expenditure under the present system at three times the amount the roads were not in such good condition, and no permanent improvements were effected.

Motion carried unanimously.

The Rev. J. Dene said there was one way in which agriculture could now be helped, and this would be by making it compulsory that some mark should be put on foreign meat so that it should be known from English meat. Very often dealers sold Australian mutton for English mutton. The carrying out of his suggestion would not be protection in any way, except that it would be protection against being cheated, and that it would result in their being able to support home industries. He proposed—

"That all salesmen having the sale of foreign meat should be compelled to take out a license, and have the same notified outside their shops."

Mr. Haynes seconded. He said some foreign meat was quite as good as English meat, but many people would prefer to support their own countrymen first, whilst the alteration would sometimes allow them to command better prices for home-grown beef.

Mr. W. H. Turner suggested that the words "and that the Government should take vigorous steps to see that the law is carried out" be added to the motion.

The addition was agreed to, and the resolution carried unanimously.

Mr. James Balsdon urged the necessity of brewers brewing their beer from home-grown malt and hops, as used to be the case. The fact that the brewers now reverted to a large extent to foreign productions was a

very important matter to this locality, barley-growing having been in many instances abandoned in consequence. He moved—

"That this meeting is of opinion that the removal of the tax on malt and the placing of the duty on beer was a great injustice, and that it should be re-imposed."

The chairman observed that when the duty was on malt people brewed from home-grown malt, whereas now all manner of injurious foreign compounds were introduced into England.

Mr. Cottle said formerly they used to receive good prices for barley which was not the best, whereas now they had to dispose of their best grain at half the price.

The resolution, having been seconded by Mr. Turner (who remarked that since the removal of the tax his farm had dropped "100*l.* per year") was carried unanimously.

Mr. Bates, of Parkham, said there was one injustice from which agriculturists suffered, namely, unfair taxation in regard to the roads. He saw large traction engines in use, which tore up the roads to a considerable extent; the brewers' waggons did them more damage in a week than the farmers did in 12 months; whilst the timber merchants did them an incalculable amount of damage in a very short time. All these interests should be compelled to contribute their fair share, so that the whole of the burden should not be centred in the immediate neighbourhood. He proposed,—

"That the van and wheel tax, as proposed some years since, would be a fair and just measure, and productive of great relief to the agricultural industry."

Mr. Haynes said that their public roads were also used by menageries; on the highway recently he saw one which comprised 14 or 15 heavy vans, the proprietors of which did not contribute a farthing towards local rates.

The motion was seconded by Mr. W. H. Turner, and unanimously carried.

Mr. J. Norman said the price of grain having now become so very low, a great deal of the land would pay better if it was put down into pasture. But landlords in numerous instances offered little encouragement to their tenants to do this. There were many cases in which portions of farms of from 300 to 400 acres, which had been in the occupation of a family for a protracted period, had been laid down to permanent pasture; and in case of the tenant leaving the landlord had put the increased value in his own pocket. The letting value of the land was often increased to double its original value, and yet the outgoing tenant received no recompense. Of course, there were landlords and landlords, and some acted very honourably towards their tenants. But there were others who allowed their tenants no compensation whatever. The Government should step in and see that the tenant was fairly remunerated. He should also like to see more freedom in regard to cultivation and the sale of produce. It was ridiculous that a man should now be tied to leases and agreements which were antiquated and utterly unfair. By these leases he often could not sell a hundredweight of hay or straw, which, as a consequence, was sometimes trodden down by stock, and was therefore of no benefit to anyone; but he should have a free hand, and be allowed to dispose of his productions as he considered best. He moved—

"That the Government be asked to pass a law by which the tenant on quitting his holding should be fairly compensated for all permanent improvements made by him."

Mr. G. Andrews feared this would do away with freedom of contract. Landlords could not afford to be too independent, and he thought that, as a rule, when they had good tenants they took care to keep them. A man should be allowed to make his own terms.

Mr. R. Balsdon seconded the motion, saying the adoption of the course suggested would afford a means of relief for the distress now prevailing. Referring to the depreciation in the value of silver, and the appreciation in the value of gold, he thought it unfair that Argentina should sell us 1*l.* worth of goods and take our sovereign, which was worth more than 2*l.* in their money. This was a very great grievance, and he trusted that the subject, in respect of which Mr. Chaplin and others had been working very zealously, would not again be laughed at in the House of Lords, nor be lost sight of. He did not want to see freedom of contract disturbed, and he thought that a man should not be tied unless he was willing. A landlord would be a fool who did not make necessary and proper inquiries before he took a tenant; and if he did not get a good man, it would, as a rule, be his own fault. Some in that neighbourhood had experienced difficulty over the Ground Game Act. Although he differed from Mr. Lambert in politics, he agreed that the carrying out of his proposals would be the most just way of ridding the vermin from the land. A landlord was not compelled to have a poaching tenant; and he therefore had his remedy, provided necessity arose.

The Assistant Commissioner observed that the Agricultural Holdings Act purported to give that which the resolution asked for; whether it did so in all cases was of course a matter of opinion.

Mr. J. Norman said he desired to see the sitting tenant protected, which he was not under the Agricultural Holdings Act. He protested against the rent being increased on a farmer's own improvements.

Mr. J. Balsdon thought that in all cases an inventory should be taken when the tenant entered a farm. This would considerably simplify matters in regard to compensating him when he quitted possession.

The Chairman concurred. Competent men should make an inventory of the condition farms were in both when a tenant entered and when he left.

The Rev. J. Dene believed that if they gave freedom of cultivation, in a very few years a large portion of the land would be absolutely worthless. There were landlords and landlands, and tenants and tenants. A landowner would not interfere with a good tenant. Many tenants in this neighbourhood could not by leases sell a bundle of straw; but they did, and the landlords knew it and did not care. They knew the holding was well cultivated and altogether well farmed. In 12 months a tenant could do a great deal of harm to a farm if there were no conditions binding him.

Mr. J. Norman: Not very much.

The motion was carried.

Mr. Cottle thought that all public offices should be open to competition. The machinery in connexion with various bodies was also too heavy; the work could be carried out in a much more simple way. He moved—

"That this meeting is of opinion that the paid officers of all local authorities should be under their own control, and not under that of the Local Government Board."

Mr. Trewin seconded, and the motion was carried.

The Assistant Commissioner suggested the appointment of a representative committee to give evidence as to the district; and a committee was accordingly elected, consisting of the Chairman, Major Kirkwood, Messrs. J. Norman, Turner, J. Haynes, Andrew, and Partridge.

(*See* Appendix C. I.)

APPENDIX C. IV*b*.

NOTES OF PUBLIC INQUIRY held at the TOWN HALL, SOUTH MOLTON, May 10th, 1894, the MAYOR OF SOUTH MOLTON (Mr. A. E. SHAPLAND) in the Chair.

About 80 present, all but about half-a-dozen farmers.

The Assistant Commissioner invited full and free statements and expression of opinion.

Mr. Henry Cheriton said many felt that where the landowner did not exercise the right of shooting over the tenant's holding, the right should be let to the sitting tenant. (Applause, and a voice, "No third man wanted.") This was so, and he would move—

"That the right of shooting over the tenant's holding, where the landlord does not use it himself should be given to the sitting tenant

Mr. J. C. Tucker seconded, and the motion was unanimously carried.

Mr. Henry Cheriton said that many farmers, including himself, being unanimous on the point, he would further move—

"That the occupier of any land should have the right to kill and take ground game, when, where, and how he liked."

(A voice: "Within his ownholding"). The mover of the resolution replied 'Certainly,' adding that many thought the tenant should have the absolute right of the ground game." (Applause, and a voice: "That will shut out the landlord entirely.")

The Mayor remarked that they had not shut out the landlord yet.

Mr. W. Burnell expressed the opinion that the landlord would retain an equal right with the tenant.

Mr. F. Down said he considered the proposal very fair. Surely, when the tenant-farmer had to maintain the ground game, he should have the right to take it how, when, and where he liked. This would not by any means shut out the landlord.

The motion was seconded by Mr. A. Passmore. No one appearing inclined to say anything further on the subject, the Chairman pointed out that farmers, who, he said, talked a great deal when they were outside, had the opportunity of laying valuable information before the Assistant Commissioner at this gathering. Mr. C. Passmore said he believed all thoroughly agreed with the motion, and this accounted for their saying nothing further on the subject.

The motion was then put, and unanimously adopted.

Mr. W. Haydon said that formerly the cover fences used to belong to the farms, but were taken by the landlords, and were now supposed to belong to the woods. They could not now kill the rabbits in a cover fence, and this he considered very unfair. The fences which used to belong to the farms should be again restored, for "the purpose of catching rabbits." The fences were not repaired by either the landlord or the tenant at the present time.

Mr. Dyer said he thought that if the farmer could kill and take, when, where, and how he liked, this would be quite sufficient. Speaking personally, he should not care to undertake the responsibility of the fences.

Mr. T. Veasey moved—

"That the fences around the covers which formerly belonged to the farms should be restored.

Mr. Haydon seconded the motion.

Mr. G. T. Williams said that the tenants of Sir William Throckmorton, to whom he was agent, had asked him to take the cover fences in hand.

Mr. H. Cheriton said that although acknowledging that if the farmer had greater freedom than he possessed at present he would be far better off, he was afraid that the granting of the present proposal would cause a great deal of unpleasantness between the landlord and the tenant, inasmuch as game would get into a great many traps on the farm which were not intended for them.

Mr. T. Cornall mentioned that the whole of the cover fences on Sir Thomas Acland's property belonged to the tenants. The farmers had had the right to kill the ground game for many years.

The Chairman having remarked that Sir Thomas Acland was "one of a thousand," the motion was put, and was carried by 13 votes to 10 votes, many not voting.

Mr. Cheriton then said it was thought by numerous farmers that all cases of dispute between the landlord and the tenant as regarded the rent of the holding should be settled by arbitration, and that the county council, which was an important body, should be appointed arbitrator, the decisions of the council to be final. The question of rent needed principally to be considered, but still there were other important matters which required attention. For instance, he knew of one farmer who had, with a view to fair play, applied to have a valuation made, but the landlord had declined to grant this at any time. Agriculturists are undoubtedly suffering from very great depression, and the prices of produce still going down, they were afforded little ground for encouragement. The question whether low prices were going to be temporary or permanent remained to be proved, but he could not see that there was very much hope for the struggling farmer in the direction indicated. A general reduction in their rents would be a means of considerable relief in these times.

Mr. D. Maunder said the chief thing they had murmured and grumbled about for the past seven or 10 years was the high rents which they had been compelled to pay. Although many had worthy landlords, others were tied. He knew of one case in which a farmer was paying 1*l.* per acre for land which was by no means equal to land rented by others at 15*s.* Their rent, and more particularly in regard to the small farms, had been going up for the last 20 years. At that time farms might have been worth the rent which was being paid at present. But things had altered tremendously since then; and the landlord was not entirely responsible for the position of affairs now. Although admitting that some were at present handicapped severely in consequence of the tithe, he must say that if the rent had been lowered in recent years in proportion to the tithe, agriculturists would be better off. He had been informed that certain tenants had had no alteration in their rent for fifty years. Well, if they had been able to get along for half a century at the same rent it was pretty nearly certain that they can live now. He thought they should be able to appoint some court whereby they could have periodical valuations and fair rent. Then the landlords would have even better tenants than they had at present. Farmers did not flourish now, in consequence of their being "screwed" up too much; they could not do what they ought to be allowed to do. They were something like the man who had a garden but had to buy his own vegetables. Our country should produce more than it now did; and with fair protection and fair rents they would be encouraged to endeavour to attain this end.

Mr. Haydon: "You have not stated what fair protection is"?

Mr. Maunder said fair protection would be fair security for their investments. He maintained that if a farmer improved his holding to the extent of 50*l.* he ought to be allowed to continue at the same rent at which he started.

Mr. Haydon said the landlord was certain to demand an extra slice.

Mr. Cheriton then moved that all cases of dispute between landlord and tenant should be settled by arbitration, the arbitrator, whose decision shall be final, to be appointed by the county council.

Mr. Newton seconded the motion.

Mr. F. Down said no doubt they were all aware that there had during the last 12 years been a considerable alteration in the price of farm produce. Many tenants had had reductions in their rent varying from 10 to 25 per cent.; but many had not had the privilege of the remission of 1*d.* Now each one had had to encounter the same crises in regard to prices; and he put it whether it was fair to farmers as a body that whilst one or two landlords had been generous enough to reduce the rent of their tenants considerably, others, on being applied to, had refused, and said, "If "you do not like it, you can leave." And this was not all; for often after a farmer had left his holding in consequence of being unable to pay his rent it was found that the incoming tenant had had an abatement of from 15 to 20 per cent.

Mr. R. T. Veasey remarked that he did not see that under such circumstances any tenant should be taken in at a reduced rent; it was decidedly unfair to the outgoing tenant. He also thought that if there was any disagreement between landlord and tenant an independent agency should be asked to settle the question. The county council would, he considered, be a competent authority to elect for that purpose.

The Mayor remarked that he fully believed many agriculturists were treated unfairly in regard to their rent. He might mention, however, as a small farmer, that he gave 2*l.* per acre for land which he was quite certain was not worth more than 5*s.* per acre. But, after all, he did not think it would be of any good to go to the landlord and say "I want a reduction." The land happened to be accommodation land situated within a short distance from the town; and the question was simply one of supply and demand. South Molton Corporation possessed large properties, which they occasionally advertised to be let. Plenty of persons went in for the land for accommodation, offered high rents, paid them, and got on. They must, he thought, be governed by the circumstances in each particular case.

Mr. J. Sanders said he thought they were opening a very wide question. If it was reasonable to establish a court for fixing their rents, would it not be as reasonable to institute a court to fix the price of meat, manure, seeds, and other produce. He did not desire to throw

himself in the way, but he thought that in all these matters they must be fair and reasonable.

The resolution was carried *nem. con.*

Mr. H. Cheriton said the fact that foreign meat was imported and palmed off upon the consumer as English meat made the cattle trade in this country very bad, and this was one of the causes of the present depression. At present thousands and thousands of foreign animals were disposed of in the London and other markets. He thought it would be only fair to the English industry if dealers and purveyors were compelled to label foreign meat as foreign meat. He felt sure that this would encourage the industry of this country, and assist the farmers very materially. It seemed that the foreigner, who obtained his land at a much cheaper rate than the English farmer, intended breeding even more cattle than he had been in the habit of doing. If more cattle were sent to the English market the competition would, of course, be greater, and the difficulties of the home farmer seriously increased.

Mr. W. Burnell observed that at present the English consumer was imposed upon, blindfolded, and swindled, whilst the position of the home producer was made very unfair. He knew of one large London purveyor who went to Deptford every week and purchased sufficient foreign meat to last for the week, and this he sold as Scotch and English.

Mr. E. Passmore said he quite agreed with the principle advocated, but he was puzzled to understand how they were going to prove that foreign meat was not English meat.

Mr. Burnell observed that they were in a free country, and a man could sell what he liked.

Mr. H. Cheriton considered that when offenders were caught heavy fines should be imposed; this would soon answer.

Mr. J. Vernon thought that the proposal would interfere with the liberty of the subject at once.

Mr. J. Sanders observed that this matter affected both the producers and the consumers. As one of the last-named he would move, "That the labelling of "foreign meat by every person who sells it shall be "made compulsory in any form the Legislature may "think fair and proper." The home farmer was handicapped by foreign meat being sold as English meat, for it brought down the prices. He wished it to be understood that he was not opposed to the importation of foreign meat. On the contrary, he supported it; he liked to be able to purchase good things as cheaply as he could. But those who sold foreign meat should be placed exactly on the same footing as those who sold margarine for butter; no man should be allowed to take an unfair advantage over his fellow men.

Mr. A. Manning seconded the motion, which was adopted unanimously.

Mr. D. Maunder expressed the opinion that if a farmer bought manure and used it on the holding he should have a perfect right to sell the hay and roots, &c. which a great many leases at present prevented them from doing. (A voice: "They're very old leases.") He could point out instances where such leases had been made within the last seven years.

Mr. Blake said that if many lived in South Molton and used fodder they would soon find out that many farmers had not the power to sell a bundle of hay or straw. This was the case with the small farmer more than it was with the big one. If the farmer could sell, at the present quotations, this would compensate him to a great extent for the small prices which he received for his corn. (Hear, hear.) As a consumer, he was in a position to speak of the difficulty experienced in obtaining straw. Many farmers would be glad to sell, but they dared not do so. It was as much as their leases were worth; he saw many around him who were placed in this unfair position.

Mr. Burnell observed that many did not realise the position which the farmer was in at the present juncture. Consumers in many cases got supplied by some means, and, settling down in peace and quietness, did not care. He could assure the Assistant Commissioner that there were very stringent clauses in most of the leases, he might say almost every one. If they sold a bundle of straw or a ton of hay they were almost certain to break a clause or clauses of the lease. Everything went well until some misunderstanding arose, when they were entirely in the hands of the landowner. The time had arrived when the farmers should be in such a position as to find the level of their capabilities with regard to the management of the soil. What they required was freedom of cultivation and sale of produce. He did not mean to say that the landlord's property should be dealt with anyhow, or be allowed to depreciate in value. The first thing to remember was the condition of the farm at the time that the tenant entered into possession. By greater freedom the farmer would be safe to use more capital, and with the exercise of skill would put the land into a better state of cultivation and make it more fertile. This would not only be of advantage to the landlord and the tenant, but would be beneficial to the community generally.

Mr. J. C. Tucker held that if the farmers, who should have perfect freedom in regard to their business, produced more, the English capital would be retained and the county benefited immensely. During last season cab proprietors and coach owners did not know where to go for hay and straw. Farmers would not sell simply because they would not put their fingers into the traps of the landlords' agents. He had a stringent lease, and he frequently broke it—(A voice: "Is the landlord here?")—but he believed that the more they sold off the farm the more they robbed it. (A voice: "Sit down.") If he owned a farm he should not like to have everything carried away. He did not think the landlords cared very much as long as he got his rent.

Mr. Blake: "Do you sell oats?"

Mr. Tucker: "No; you can buy plenty of foreign oats."

Mr. Blake said he thought it curious that, whilst Mr. Tucker condemned foreign meat, he also said they could buy foreign straw or hay.

Mr. Tucker said he took the liberty of selling what he wanted to. (Voices: "You break your lease.")

Mr. Maunder spoke of the difficulty which dairymen and others found in procuring straw for bedding purposes, and he thought that farmers should have a free hand in the matter of the disposal of their produce. Neither farmers, landlords, or stewards are all good; they required a law for the lawless.

Mr. J. Bushen mentioned the case of a farmer who offered to sell chaff, but urged that the landlord should not be informed, inasmuch as his lease was against his transacting business in this direction.

Mr. J. Sanders said it was within his knowledge that an agriculturist who had taken a fresh farm had 12 acres of oats on the holding which he was about to quit. He asked the landlord whether he could be allowed to sell the straw, and offered to make any arrangement. But the landlord said, "No, you shall "not sell it at any price." A sale of the oats took place, and these realised the sum of 47*l.* 10*s.* The purchaser went to the landlord, and requested permission to take the straw. Money was offered, 10*s.* or 15*s.* an acre being stated to be a good price. Situated as he was, the purchaser of the oats was thus willing to give even more for the straw than he had for the whole field of oats. All this arose through the stipulations contained in a lease.

The Mayor said that this was one case.

Mr. Sanders, in conclusion, said that in consequence of the inability to procure straw, many had been obliged to use moss litter. If they were to compete with the foreigner they could not do so without freedom of cultivation.

Mr. H. Cheriton said he thought it only right and fair that the former should be allowed to turn into money the produce which he raised upon his holding. The past year had taught them that the straw had realised almost as much as the grain—(A voice: "In some cases more")—and it would have been a great advantage if the whole of the farmers had not been subject to restrictions contained in their leases. He was to some extent glad to hear Mr. Tucker's remarks; he had shown that for his own interest he had been compelled to break his lease. He claimed that they were not animated by any motives of unfairness towards the landlords. Why could farmers not sell their produce without being told, "You have broken your lease, and "I shall take proceedings against you." Unless they were not bound by restrictions they would never be able to compete against the foreigner, who sent his produce extensively into this country. He did not see why the landlord should not be protected against the tenant; there should be fair play all round. He felt certain that if the farmer were given freedom there would be more capital invested in the soil, and that there would be more produce which they would be able to sell for the benefit of one and all.

Mr. Tucker observed it was not often that they could get more than 6*d.* per bundle for their straw, which was worth more than this to make into dung.

The following resolution was then proposed by Mr. A. Passmore and seconded by Mr. J. Sanders:—

"That tenants should enjoy freedom of cultivation, and should be allowed to sell all produce on bringng back an equivalent in manurial value."

Mr. Burnell suggested that it would be better to word the second half of the motion as follows:—

"Provided due respect be had at all times to the condition of the holding at the commencement of the tenancy."

This was, however, not supported.

The Mayor confirmed the accuracy of the statements that there was considerable difficulty in procuring English straw and fodder, in consequence of the conditions attaching to the leases. He mentioned that he paid 2*s*. 8*d*. per bushel for oats, which he did not believe were English oats, and 1*s*. 6*d*. per bundle for straw. He was bedding his horses with sawdust; it was as much as he could do to buy straw for chaff.

The motion was unanimously carried.

Mr. Maunder alluded to a case in which the tenant was not permitted by the lease to carry away the reed and straw. At last it was agreed that there should be a valuation, the landlord to take the whole at consuming value. Three gentlemen were employed, two as valuers and one as umpire. The straw was in splendid order, whilst the reed was new, the consuming price as settled being 25*s*. per ton, which was paid to the tenant. Since that time the landlord had sold the reed and straw at 5*l*. per ton. This was how the farmers got into difficulty. Those gentlemen who had not occasion to change their holdings often knew very little of these matters.

The Mayor said this was a warning to farmers not to change oftener than they possibly could.

Mr. Maunder replied that the farmer to whom he referred had been compelled to change. He also added that as the result of the same farmer's enterprise on the holding spoken of, the landlord's property was benefited to the extent of 500*l*., the tenant not receiving any compensation whatever.

Mr. Tucker said that whilst the farmer's income was becoming less and less, rates and taxes were increasing to a serious extent. He feared that there would be an augmentation in the rates with the advent of parish councils.

Mr. Veasey complained that the taxation was nearly all thrown upon the land and nothing upon personalty.

At the request of the Assistant Commissioner, a committee, composed of Messrs. H. Cheriton, W. Burnell, J. Yeadell, J. Rawle, D. Maunder, H. Quartly, J. T. Tucker, T Down, and A. M. Buckingham, was elected to give detailed evidence.

(*See* Appendix C. I.)

APPENDIX C. IV*c*.

NOTES of PUBLIC INQUIRY held at the GUILDHALL, BARNSTAPLE, on May 11th, 1894.

Mr. G. NORMAN, C.C., in the Chair.

There were about 70 present, with very few exceptions tenant farmers.

The Assistant Commissioner having opened the proceedings—

Mr. Alford said he attended the inquiry as the representative of the Barnstaple District Highway Board. The chairman of the Board would have represented that body if he had not been a magistrate, for the matter he was desired to bring forward was a decision of the county justices on the previous Wednesday in regard to extraordinary traffic. The resolution which the highway board had passed that afternoon was—

"That the vice-chairman represent this board before the Assistant Commissioner and point out strongly the hardship of the decision of the county bench sitting at Barnstaple last Wednesday as to extraordinary traffic; and that in the opinion of this board some method of taxation should be devised which would lay on those using the roads the onus of supporting and maintaining them."

It was generally acknowledged that those who used the roads most paid the least towards them, and the desire of the highway board was that means should be found to lay the burden on the right shoulders. He felt strongly that in point of law and in fairness the decision of the magistrates to which he was referring was wrong. If any similar case arose he should strongly recommend proceedings being taken. However, according to the decision persons could do a lot of damage to roads without paying anything towards their repair.

The views represented in the board's resolution were unanimously endorsed by the meeting.

Mr. J. Andrew said most of them agreed that to a great extent the agricultural depression from which they were suffering was caused by foreign competition—by the vast extension of the importation of corn and beef and mutton, and by the consequent depreciation of prices. The question they had to face was how they were going to pay their way and meet the changed times. Practical politicians agreed that it was of no use to look to anything like Protection for a remedy. They must look in some other direction for the remedy for the depression; and he felt that there were other directions to which they could look for relief. If the land of this country were held on reasonable and proper terms the British farmer would be able to meet foreign competition. He did not at all mean that the farmer would be able to pay the rents that had been lately paid, but he thought there was room for a good and fair rent for the landlord. A good deal had been said as to what would happen in the case of a man leaving a farm. It was, of course, important that when a man left a holding he should have fair compensation for what he left behind. But the great case they had to consider was that of the sitting tenant, because they did not anticipate quitting their holdings. So long as a farmer was willing to pay fair rent and farmed the holding properly he should be allowed to remain. If there was a difference of opinion as to rent, a valuer appointed by (say) the county council should be called in to decide, so that the tenant might not be driven away to another part of the country. He could see nothing unreasonable or unbusinesslike in the proposal that a valuer should be appointed to interfere in such cases. As honest men they wanted to pay a fair and reasonable rent for their holdings. What was the present system? Very often if the farmer thought he was paying too much rent and asked for a reduction, the steward himself, who was interested in keeping up the rents, became the valuer. He maintained that such a system was neither conducive to the benefit of agriculture, nor fair between man and man. It was not right that persons interested should be the judges in such cases. He believed that the reform he suggested was the chief remedy which the farmer wanted to-day. If valuers were appointed he did not believe there would be much recourse to them, because when it was known there was such a tribunal available concessions would be made. He moved—

"That land valuers be appointed by the county council to act in all cases of dispute between landlord and tenant."

Mr. P. Andrew said he agreed with his brother (the mover of the resolution) as to the cause of the depression, but he did not think that the appointment of an arbitrator was right or fair to the landowner. So far as he could see, this was a proposal to "protect" the sitting tenant. But if they began to "protect" they could not stop at one class. If a landlord had a farm to let, surely those who lived around could judge how much they could afford to pay for it. He did not believe land courts would be of any avail, as in case of dispute a neighbour might come forward and say he was prepared to pay the same rent, under which circumstances the landlord could hardly in justice be asked to let the sitting tenant have it at 100*l*. a year less. So that it really came to the same in the end. Farmers had only themselves to blame; if they would give more for farms than they were worth; if they would sign conditions which it would be ruinous to fulfil, they must bear the blame and the consequences. He did not see how any Government, especially a Free Trade Government, could go in for "protecting" the occupying tenant. If Parliament was to legislate at all it must be for the national benefit and not for the benefit

of a class; and if to buy in the cheapest market was right, then let the English people go and get everything they needed from America and Russia. If it was right, carry out the principle; perhaps the farmers would be able to find something else to do. He thought there should be a revision of all official salaries.

Mr. Hobbs (an occupier of 9 acres) seconded the resolution. He advised farmers to be firm, to make up their minds what they wanted from the landlords and see that they got it. He described as a "land robber" the man who came along and offered more for a farm than it was worth, and said this was the sort of man they wanted to look after. He protested against rent being raised on a tenant's improvements. He used to pay 17*l.* for 9 acres and a cottage, now he paid 25*l.* Rates and taxes were too high.

The motion was carried by 45 votes to 2.

Mr. T. Yeo moved—

"That it is absolutely necessary for the welfare of the agricultural community that the law of distress be abolished."

The landlord at present had the prior claim on the tenant's assets, no matter whether they represented merchant's capital or borrowed money. There were several gentlemen now present who had that day received 3*s.* 4*d.* in the £ on an estate whilst the landlord had come in and obtained his pound of flesh. This system, he maintained, encouraged the landlord to take a tenant with little or no capital, the result being that the land, in the face of competition of this kind, gained a fictitious value. If this sort of competition were driven out of the market something would have been done in the direction of making land obtainable at a fair price. The present system was neither fair, just, nor reasonable.

Mr. W. A. Buckingham, in seconding, said, when a man of straw took a farm in good condition he soon began starving it in preparation for the end. And so the man who wanted to farm well was handicapped.

This motion was carried unanimously.

Mr. Westacott moved—

"That the burden of local taxation on land is excessive and ought to be reduced."

He pointed out that since the establishment of the Poor Law, Free Trade had come into operation, so that the land was not able to bear the burdens which it could bear under Protection. Now that they had to meet the competition of the world they should in fairness be relieved of a part of the burden. At present the man who drew a comfortable income from investments paid only as many shillings to the rates as the farmer did pounds. This was not fair.

Mr. Elliott seconded.

Mr. Andrew reminded the meeting that from Imperial sources grants amounting to seven millions a year were now made in aid of local burdens.

Mr. J. L. Snow said rates had been increased 1*s.* in the £, which was unfair to a farmer holding on a long lease. Land should be relieved of a portion of the burden.

Mr. Yeo pointed out that all the seven millions referred to did not go to the relief of the land. He thought the feeling of the meeting was that land was carrying an undue proportion of the burden. He suggested that it should be added to the motion that—

"The initial cost of drainage, water supply, &c., should be borne by the property benefited."

The addition to the motion was accepted by the mover.

Mr. W. T. Buckingham observed that everyone knew where his own shoe pinched. Unfortunately it was of no use for him, a yeoman farmer, to apply for a reduction of rent; he sometimes wished he could do so. This was, no doubt, the prime question. But the question now being considered was also important, although of lesser importance. There was no doubt—although some persons professed to have a doubt—that land was overburdened with taxation. Many figures had been adduced by eminent men of late to prove that the land did not bear too much taxation in proportion. The great argument advanced was the large grant made in aid of local taxation. But the strongest evidence they could have was to go down to individual instances. Well, a man farming an estate worth 5,000*l.* would pay 25*l.* a year as local taxation, whilst the man with the same amount of money invested in consols or banks would pay about as many shillings. Such a state of things was not at all conducive to the good of the agricultural interest, and was not calculated to encourage anyone to invest money in land. Personalty should bear a fair share of local burdens. There might be difficulties in the way of effecting this, but he did not believe they were insuperable.

Mr. Cromer Clarke pointed out that the grants referred to by Mr. Andrew did not come exclusively from personalty.

The Assistant Commissioner said they came mainly from probate duty and local licenses.

The resolution was carried *nem. con.*

Mr. S. Dunn called attention to the disadvantage and the cruelty of the game law, and said he should like to see the law abolished.

Mr. Alford would not propose the abolition of the game law altogether. What was wanted was that the restrictions under the Ground Game Act should be removed.

Mr. Hobbs: You must catch 'em, and there's an end of it. I have fought my battle, and you must do the same.

Mr. Westacott said the game laws tended to keep among them gentlemen who would otherwise perhaps go abroad. He would not do away with the game laws altogether.

Mr. Pethebridge said what they wanted to do away with was the third party. Where the landlord did not intend to enjoy the right himself, it should be left with the tenant to deal with the matter.

Mr. Langdon observed that if there was no law dealing with game the country would be overrun with poachers. The farmer should be able to kill ground game when he pleases, while the letting to a third party—which was what made the mischief—should be done away with. There was no natural antipathy between a tenant farmer and a gamekeeper employed by the landlord, but he believed a gamekeeper employed by a third party, even though he were nearly an angel, and the wings were budding through his fustian waistcoat, would make strife. They did not want him.

Mr. Westacott contended that if the landlord wanted to let the game the tenant should have the first chance.

The following resolution was agreed to unanimously:—

"That the tenant should have the right to take the ground game how, when, and where he likes, and that where the landlord does not shoot himself the tenant should have the first offer of the shooting on his farm."

Mr. Dunn referred to the question of the poor rate and poor law administration. The burden was unbearably heavy, and for his part he thought tithes were very irksome. Then it was ridiculous that when a body of gentlemen had devoted many years to public work their views in regard to various matters should be set aside. The rates at present were mixed up, and some change should be made.

He moved that boards of guardians and other local authorities should have full power to appoint and dismiss officers.

Mr. Yeo seconded this.

Mr. J. Andrew said that while they received heavy grants from the Imperial Exchequer they could hardly complain if the central authority had some voice in the management.

Mr. Yeo, however, pointed out that all contributed to the Imperial revenue, and that the local administrative bodies were representative. If people who knew the requirements of a district were not to judge, he did not know who should.

The motion was carried, Mr. Andrew's being the only vote recorded against it.

Mr. Laramy (Kentisbury), in the course of a lengthy speech, said that several years ago he took two farms in different parishes and belonging to different owners. As long as times were good, all went well. But since he took the farms bullocks he had been accustomed to sell for 16*l.* had fallen to 10*l.*; 20 breeding ewes which would once have fetched 40*l.* were now worth only 25*l.*; wool which was once worth 100*l.* now went for 50*l.* or 60*l.* The difficulty he should like to have solved—and a difficulty he had hoped to see dealt with that afternoon—was how rents were to be paid under such circumstances. There seemed to him to have been a lot of beating about the bush. As a body they appeared to be generally down on the landlords. Well, they about compelled them to pay more than they could make. But they (the farmers) must not forget that it was their own act; the landlords did not ask of them more than they volunteered to pay. Some owners could afford to make reductions, but would it not be

hard in case a person depended on the income from single state to seriously reduce the rent, by the interference of a valuer, while someone was quite willing to pay the old rent? He complained of the method adopted in rating, the rent being taken as the standard no matter whether a man was rented high or low. Land that was of equal value should pay in equal proportion to the rates. He further complained that farmers had sometimes to pay for sanitary work which did not benefit them in any way, instancing the contribution he had to pay towards the cost of the drainage scheme at Combe Martin. Those who derived benefit from such undertakings should pay.

Mr. J. Andrew thought that all rates imposed on a farm after the commencement of a tenancy should be equally divided between landlord and tenant. He moved a resolution to this effect, which was carried.

Mr. Westacott thought that in view of the prevalence of pleuro-pneumonia abroad, the prohibition of the importation of cattle should be continued. He moved—

"That all cattle imported should be slaughtered at the port of landing."

Mr. Goss seconded, and Mr. Hayward supported, the resolution being agreed to.

The chairman and Messrs. J. Andrew, T. Yeo, W. T. Buckingham, W. P. Hiern, and J. Westacott were appointed a committee to give further evidence.

(*See* Appendix C.

APPENDIX C. IV*d*.

NOTES of PUBLIC INQUIRY held at the TOWN HALL, TORRINGTON, on May 12, 1894.

Mr. LEVERTON, C.C., in the Chair.

Over 200 were present. Of 81 whose names and addresses were recorded, 65 were farmers.

The Assistant Commissioner invited a full expression of views.

Mr. H. Slee advocated free cropping and free sale of crops. When crops came to maturity the farmer was under certain restrictions, and could not take his hay or straw into the market. Last season straw was 1*s*. 6*d*. to 1*s*. 8*d*. per bundle. He knew cases in which straw had to be left by the tenant, and was afterwards sold at three or four times its consuming price.

The law of distress also wanted altering. Instances of landlords taking the whole produce of a farm had occurred in that district. A tenant should have the concurrent right with the landlord to kill ground game, and he should have the right to all the game offered him if the landlord did not shoot. As to the Agricultural Holdings Act, it was good as far as it went, but farmers were chary of going under it. The laying down of permanent pasture should be transferred to Part II. or III. of the Schedule.

Mr. J. H. Langdon said that the cause of depression was the low prices, but they could not alter this by instituting Protection, as the people of the country, who were the consumers, would not hear of it. Farmers had to thank themselves for the high price of farms, and they did not study their leases sufficiently before signing them. Rates ought to be shared more equally by personal property. Foreign meat should be labelled. 3*s*. 2*d*. per stone paid the foreigner for meat, and in Devon farmers were getting 3*s*. 8*d*.

Mr. W. Balkwill proposed that rates levied after the commencement of a tenancy should be equally divided between the landlord and the tenant.

Mr. Boundy seconded.

Mr. J. Cawsey said he did not believe any good would come out of this, as it would increase the competition for farms.

The motion was carried.

Mr. John Norman proposed—

"That such an alteration of the law is necessary as will give to the tenant farmers greater freedom with regard to cropping and the sale of agricultural produce. Also that on quitting he shall be paid for all improvements made by him during his tenancy, whereby the letting value has been enhanced, and shall allow for any depreciation arising from improper management."

He complained that leases were antiquated. There were some of the best landlords in England in that district, but often the agents were to blame. Often a bad tenant got his rent reduced, while a good tenant got no reduction. This was unfair and tended to encourage bad farming.

Mr. Turner (Dowland) seconded, and Mr. J. Cawsey supported, and said that the reason why agricultural commissions had failed in the past was because the farmers had not put forth any practical suggestions. Rents were too high, but they could not expect landlords to reduce them if there were takers. Two farms recently let in his parish had made 10*l*. more rent than before, owing to farmers' competition for them.

Mr. J. Page said he did not believe free cropping would benefit any one.

The resolution was carried unanimously.

Mr. Cawsey proposed a resolution in favour of abolishing the law of distress.

Mr. S. Davies (Beam) seconded.

Mr. Ford supported, whilst Mr. T. Copp, Mr. Sanders, and Mr. J. H. Langdon opposed the resolution, maintaining that landlords should have their claim as at present.

The resolution was carried on a division, the proportion in favour being about four to three.

Mr. Down moved—

"That tenants have concurrent right with the landlords to kill all game."

Mr. Balkwill seconded.

The Rev. H. de C. Guille spoke against this, and on the resolution being put to the meeting was the only person who voted against it.

Mr. J. Sanders moved—

"That a van and wheel tax is desirable."

The Rev. H. de C. Guille seconded.

Mr. H. Slee spoke strongly against it, and it was not put to the vote.

Rev. H. de C. Guille moved—

"That highway rates, poor rates, and educational rates being for purposes that benefit all classes of the community, should be paid by all wealth in equal rates."

Mr. Slee objected, and showed that reductions by rate would benefit the landlords.

The resolution was lost, only a few voting on either side.

Mr. T. Ford moved—

"That the money spent in technical education be devoted to the relief of the rates."

Mr. J. H. Langdon seconded.

Mr. Cawsey moved, and Mr. W. G. Ashplant seconded—

"That the money spent by the county council in technical education is of benefit to the community."

This amendment was carried by 32 to 23, the meeting having then considerably dwindled.

The following committee was appointed to give evidence:—Messrs. W. Leverton, C.C., W. Vaughan, C.C., J. Norman, R. Wadland, H. Slee, S. Davies, J. B. Reed, J. W. Page, J. Cawsey, and J. Turner.

(*See* Appendix C. I.)

APPENDIX C. IV*e*.

NOTES of PUBLIC INQUIRY held in the BIBLE CHRISTIAN SCHOOLROOM, HOLSWORTHY, May 16, 1894.

Mr. J. HIGGS, J.P., in the Chair.

About 50 were present.

The Assistant Commissioner having invited evidence and suggestions—

Mr. Harris said that farmers suffered greatly from not having security of tenure. A man who took a farm with one blade of grass and grew two ought to be paid for it. It was his blade of grass, and not his landlord's. He moved that something be done whereby farmers should be paid for the improvements they had effected.

Mr. W. Yeo said that a resolution had been framed which would meet all that had been said by Mr. Harris.

Mr. Bines (Bridgerule) then moved—

"That it is desirable that protection should be extended to tenant farmers by giving them greater freedom in the cultivation of their farms and the disposal of their produce; also by giving them proper compensation for cultivating waste lands and land which has gone out of cultivation and making other permanent improvement."

Mr. Harris seconded the resolution.

Mr. N. Yeo (Enscott) contended that landlords should give their tenants greater freedom in cropping and in the disposal of produce, which would have the effect of putting them in a fairer position in the market. Land was too highly rented, and landlords might to some extent lower their rents and put their tenants in a still better position.

The resolution was carried unanimously.

Mr. Reed (Lamerton) insisted that they had suffered more from foreign competition, and he moved that that meeting was heartily in favour of the Bill brought in by Mr. G. Lambert, M.P., providing that all foreign meat should be labelled. The English farmer and the English public generally suffered by the present conditions.

Mr. Millman seconded.

Mr. W. Williams (Whitstone) thought that it should not only be labelled as foreign meat, but that it should be sold as such. Every butcher who sold foreign meat should be compelled to sell it as such, and to announce the fact.

Mr. Reed agreed with Mr. Williams, but pointed out that all his contentions were met by Mr. Lambert's Bill.

Mr. R. Gerry (Ashwater) suggested that there should be separate butchers' stalls for the sale of foreign meat.

Mr. Harris (Shernick) moved—

"That all imported cattle brought into the markets of the country should be immediately slaughtered or else kept in quarantine for fourteen days, to ensure all diseases being kept away from their ports."

Mr. Harris (Stratton) seconded.

The Assistant Commissioner pointed out that the law already met all that Mr. Harris proposed. Perhaps the gentleman who had spoken was referring to pleuro-pneumonia, in which case a quarantine of 14 days would be useless. Cattle were only landed in this country under certain conditions, and were at present all slaughtered at the ports. A distinct proposition would be that all cattle should be slaughtered at the port of landing.

Mr. Harris (Shernick) had understood, from what he had read, that it cost the country thousands a year to prevent the importation of disease into the country. They did not want to do that, for they had quite enough to do to keep their own cattle sound.

Mr. Yeo was of opinion that both the late and present Governments had taken very active and stringent steps with this matter. Every means should be taken to prevent the importation of foreign disease.

Mr. Stacey (Bude) and Mr. Cecil Bray made suggestions as to the form which the resolution should take, and eventually it was carried in the following form:—

"That all the present safeguards against the importation of diseased cattle from abroad should remain in force, and, if necessary, be strengthened."

Mr. Cecil Bray hoped in the first place that the Assistant Commissioner would not consider that meeting at all representative of the numbers of the agriculturists in the district. Not a tithe of those who were in the town could have known of the meeting, or the room would have been crowded to excess. He might say that he had not believed in the Royal Commission, but if anything would make him believe in it it would be the pleasure he had experienced from a talk with the Assistant Commissioner, and he now hoped that they might have some results from the Royal Commission. The subjects discussed at other meetings held before the Assistant Commissioner had not been in his opinion of the practical character dealt with there that day. At these other meetings, as it seemed to him, they had talked of the mere fringe of agricultural grievances. They did not touch upon what he called the real causes of agricultural depression. Let them first get back the prosperity of 15 or 20 years ago and then they would talk of these grievances; but for the present they must deal with the causes which led up to the depression itself. If they could succeed in removing some of the burdens which taxation had placed upon them there would soon be a speedy improvement. It must be patent to many the reason that this depression had come about. Why every tax considered necessary had been placed upon the land in the shape of a police rate. They had had the education rate, the succession duties, the sanitary rate, and increased highway rates, all placed upon the land, and he begged to move—

"That this meeting is of opinion that some immediate steps should be taken by the present Government to remove some of the existing burdens in the shape of local taxation on the land, especially those of the highways, police, education, and sanitation."

Mr. T. Kight (Clawton) seconded, and Mr. Stacey, who supported, thought it an injustice that realty should have to bear all the rates and personalty none.

Mr. Carter said that merchants with their waggons wore out the roads, and paid practically nothing towards them. There ought to be a wheel tax on traction engines and heavy waggons, and the proceeds given to the maintenance of the roads. Traction engines went from that neighbourhood to Bude for sand.

Mr. Brand (chairman of the highway board) said the roads were not used mainly by those who lived in the locality. He referred to the currency question as being partly at the root of the depression.

Mr. Yeo observed that in time of protection the loss in bad seasons was shared by producers and consumers jointly, whereas now it fell on producers alone.

Mr. Harris thought too much was spent on education. Farmers had to pay to educate children who went into the towns.

The resolution was carried unanimously.

Mr. Trebble moved—

"That the law of distress is unjust and demoralising, that it should be abolished, and the landlord put on a footing with all other creditors."

He said the landlords took a tenant so long as he had "a horse and a plough, a cow, and a sow." The abolition of the law of distress would do away with the unhealthy competition for farms.

Mr. Harris seconded the motion.

Mr. Braund opposed it, and observed that the landlord's claim was restricted to one year's rent.

Mr. Bray said he was a little bit of a landowner, a steward, and on good terms with the farmers. Personally he would not care a bit if the law of distress were abolished, but he thought it would make things worse for the farmers. Landlords would ask for 12 months' rent in advance, or two sureties. The hiring of land was not the same as an ordinary debt. He would not lend his watch to anyone without security, and why should he lend his land? Farmers who advocated the abolition of the law of distress wanted to keep poor men out of farms. Why should not the "little men" have a chance?

The resolution was carried *nem. con.*

APPENDIX C. IV*f*.

MEETING of the DEVON CHAMBER of AGRICULTURE at the HALF MOON HOTEL, EXETER, May 18, 1894.

Mr. J. H. LEY (President of the Chamber) in the Chair.

Between 30 and 40 were present.

The Assistant Commissioner thanked the Chamber for the invitation to attend the meeting and stated that he would be glad to receive their views.

The Secretary (Mr. Ford) stated that Earl Fortescue had written regretting that he could not be present at the meeting. His lordship wrote that he quite agreed with the first two of the resolutions passed at the Bideford meeting for the following reasons:—He considered that the present incidence of local taxation was most unfair, not because the rate for the relief of the poor was originally levied on "ability," not on real property alone, and, within his time, required an annual Act for the exemption of stock-in-trade to confine its operations to real property, but for reasons irrespective of the poor-rate. Apart from that rate, the following rates, among others, for purposes of general utility, and not for the benefit of the owners and occupiers of real property only, had been imposed or augmented in his time:—(1) The rate for the county police, replacing the old parish constables; (2) the rate for lunatic asylums. Pauper lunatics were, indeed, always supported out of the poor-rate; but though their treatment, by being confined, if violent, in the rudest manner, or by being allowed, if harmless, to wander about, was really, if unintentionally, cruel, and precluded reasonable hope of cure, it was very inexpensive, whereas their skilful treatment in lunatic asylums, always humane and often successfully curative, was very costly; (3) the highway rates have been latterly aggravated, not only by the non-renewal of the Turnpike Acts levying tolls for the repair of the roads most used from the persons using them, but also, in many cases, by the incidental lapse in consequence, with very injurious results to the roads, of the enactments practically compelling the use of broad wheels for the protection of the roads on vehicles carrying the heaviest traffic; (4) and not least, the burden imposed by the Education Act of 1870, especially since the issue by successive Ministers of successive Codes, having the force of law, with constantly increasing educational and structural requirements from the ratepayers for board and the managers of voluntary schools. They were told that the poor-rate had diminished of late years, but it would have been strange if it had not, considering the persistent diminution of the rural population for years, and the reduced price of provisions and clothing. They were told that the highway rates were low, but the extensive diminution of the area under the plough had been naturally followed by a diminution of the agricultural wheel traffic on the highways. And when subventions from the Treasury in aid of rates are mentioned, it should be remembered that ratepayers are none the less payers of almost all Imperial taxes. As a consistent supporter for very many years of legislation against adulteration and fraud, while an equally consistent supporter of Free Trade, he heartily agreed with the two resolutions submitted at Bideford.

Mr. J. D. Pratt said he should like to bring forward the questions of the tithe and the highway rate. Under the present circumstances they were paying more tithe than they ought to pay. Agriculturists did not wish to punish the tithe owner, but the tithe was commuted before the introduction of steam, and now they had to compete with foreign produce on which no tithe was paid. The diminution in tithes was nothing corresponding to the diminution in the value of land. In the old days the highway tax was a light one. Since the turnpikes had been done away with and the towns had grown it was the townspeople who wore out the roads and not the agriculturists; yet the latter had to pay a great deal more for their maintenance. This was a question to which agriculturists looked to the Government for relief. Mr. Pratt also spoke of the manner in which land was taxed in comparison with personalty, and concluded by saying that farmers and landowners had much to complain of. He moved the following resolution, which had also been adopted at Bideford:—

> "That this meeting considers that the incidence of local taxation is most unfair, only real estate being taxed, whereas there is no reason why personalty should not be equally taxed for the local rates."

Mr. Wippell seconded, and the resolution was unanimously carried.

On the proposition of Mr. Venn, seconded by Mr. Lake, a resolution was passed:—

> "That all butchers who retail foreign meat should take out a license and have it notified outside their establishments, and that the Government should take vigorous steps to see the law carried out."

The Chamber had previously passed a resolution with reference to this matter, but they thought the adoption of the above would be confirming what they had formerly done. A similar resolution was adopted by the Bideford Chamber of Agriculture.

Mr. J. M. Pratt moved:—

> "That this Chamber is of opinion that the present state of agriculture requires such an amendment of the Agricultural Holdings Act as will ensure the tenant freedom of contract, freedom of cultivation, and free sale of improvements."

In his opinion there was not sufficient freedom of contract in the present day. He thought that the Law of Distress should be abolished. He considered that he paid 5*s*. to 6*s*. per acre more rent than he would do but for the law of distress, which forced up rents by fictitious competition. He did not believe in land courts. If a tenant was allowed to appeal for a reduction the landlord would have to be allowed to appeal for an increase. Rent should be regulated by the law of supply and demand. He hoped in these days every landlord who was cognizant of the serious condition of things and had the interests of tenants would allow the tenant to farm in whatever manner he thought best for himself and the landlord; the farm to be kept clean and the fences well looked after. If the landlord refused the tenant's consent to crop in the manner which he thought best the tenant should have the right to resort to arbitration. He believed in landlord and tenant working amicably together. He would also like to see the system of compensation altered. At present when a tenant took a farm the compensation money remained dead, so to speak. He thought the tenant should be able to draw a portion of this money, with the approval of the landlord. He would not then be compelled to drive his stock into the market and be almost bound to sell it at whatever price was offered, simply to raise money. He advocated the appointment of official referees, or arbitrators, to decide on serious questions which arose between landlord and tenant.

Mr. Upcott seconded.

Mr. Northcott opposed the resolution. He said that every landlord ought to go over every farm and see each tenant at least once a year. With regard to the present situation he said no one could grow wheat at 3*s*. per bushel. He gave all his wheat to pigs last year, and will buy more at that price to feed to pigs.

Lord Clifford suggested that Mr. Pratt should place the words "reasonable freedom of cultivation" in his resolution. This would be a good thing, but if freedom of cultivation got to a license of cultivation it would lead to a state of things detrimental to the nation. A man with freedom of cultivation might crop his farm and leave it in such a condition that it would take the next tenant two or three years to get it into form again. He thought more produce might be brought forth by different systems of cultivation, and inducements to tenants to cultivate better. He believed mere freedom of cultivation would not induce this. Every inducement should be given to both landlords and tenants to put capital in the land.

Mr. J. M. Pratt accepted the suggestion of Lord Clifford that the word "reasonable" should be added to the resolution.

Mr. Lawrence thought tenants should have no restrictions in being able to kill rabbits where and when they liked.

Mr. Pratt wished to withdraw his resolution and substituted the following:—

"That this chamber is of opinion that the present state of agriculture requires such legislation as will afford to the tenant freedom of contract by the abolition of the law of distress, reasonable freedom of cultivation, and free sale of improvements."

After some discussion this was put and negatived and the original resolution was put and lost by 7 to 3, many not voting.

Mr. Crump proposed:—

"That, in the opinion of this chamber, the cause of agricultural depression is the unfair competition which agriculturists have to contend against arising from the existing modes of inter-communication between this and foreign countries."

Having spoken of the cheap transit of foreign produce to this country and the heavy taxes on land, he said he believed they were drifting towards Protection, and it was the labourer who would help to bring it about.

The resolution having been seconded, Mr. F. D. Fulford said he believed they were suffering particularly in this part of the country by not having sufficient means of communication with the great centres for the conveyance of their produce. Freight was one of the greatest causes of agricultural depression. One of the greatest benefits that would accrue to this country would be the improvement of communication by tramways or light railways. He wished grants could be made for this purpose. If one-hundreth part of the British capital that had been invested in foreign countries had been devoted to works he had mentioned they would have realised that the construction of tramways and light railways to the remotest parts of the country would have been exceedingly beneficial to the country and to those who provided the capital. The resolution was carried unanimously.

APPENDIX C. V. (para. 38.)

PARTICULARS of the ACREAGE and RENTALS of the HOLDINGS on an ESTATE in NORTH DEVON. May 1894.

Parish.	Acreage.	Yearly Rent (including Tithe).	Remarks.
	A. R. P.	£ s. d.	
A. 1	459 3 19	458 18 0	
2	227 0 24	200 0 0	
3	214 2 8	207 0 0	
4	202 0 19	180 0 0	
5	207 0 17	210 0 0	
6	72 0 2	65 0 0	
7	30 3 20	53 0 0	
8	311 3 36	340 0 0	
9	151 2 9	126 0 0	
10	147 0 6	150 0 0	70a. 3r. 18p. in another parish.
11	129 0 7	145 0 0	
12	151 3 1	160 0 0	
13	142 3 22	185 0 0	
14	9 3 30	20 18 0	
15	18 3 21	17 5 0	
16	76 2 25	60 0 0	
17	4 1 22	9 0 8	
B. 18	55 1 23	150 0 0	22a. 3r. 21p. in Parish A.
19	91 0 14	128 0 0	
20	125 3 20	111 0 0	
21	391 2 30	300 0 0	
22	196 2 17	220 0 0	
23	1 2 30	57 0 0	Includes house and 2 cottages.
24	11 2 21	26 0 0	
25	219 1 25	192 12 0	
26	4 1 27	22 10 0	Including house.
27	14 3 11	25 0 0	
28	4 0 26	11 8 0	Including cottage and 3 gardens.
29	10 0 0	26 1 4	Including 2 cottages and gardens.
30	2 2 15	22 0 0	Including house.
C. 31	152 2 33	93 10 0	
32	66 3 17	67 0 0	
33	244 2 17	238 17 0	
34	2 0 0	1 10 0	
35	122 2 25	102 0 0	
36	27 0 10	54 0 0	
37	14 2 19	40 0 0	
38	302 3 30	252 0 0	
39	54 0 35	67 10 0	
40	8 0 10	22 10 0	
41	109 3 25	140 0 0	
42	191 3 37	210 0 0	
D. 43	151 0 22	120 0 0	
44	105 2 18	130 0 0	
45	96 0 39	98 0 0	
46	16 0 30	25 0 0	
E. 47	145 3 2	110 0 0	
48	252 0 34	291 0 0	
49	125 2 11	120 0 0	
50	265 1 1	211 10 0	
51	27 0 21	117 0 0	
52	58 2 58	65 0 0	
53	12 3 26	10 3 6	
F. 54	236 2 34	230 0 0	
55	47 1 8	108 0 0	
56	225 1 36	247 2 0	
57	268 3 23	160 0 0	84a. 1r. 37p. in another parish.
58	96 0 16	125 0 0	
59	61 1 18	129 0 0	41a. 2r.6p. in Parish G.
60	139 1 26	170 0 0	
61	81 1 17	61 15 0	
62	152 0 2	171 0 0	
63	145 1 28	160 0 0	
64	116 0 7	180 10 0	
G. 65	314 1 9	233 0 0	
66	96 2 37	90 0 0	
67	5 1 30	12 0 0	
68	5 3 5	12 0 0	
69	3 0 34	16 8 0	
70	5 2 23	20 0 0	
H. 71	154 1 15	130 10 0	31a. 0r. 32p. in Parish G.
I. 72	535 0 38	192 10 0	48a. 2r. 34p. part Exmoor Forest.
73	246 0 27	147 10 0	
74	4 2 27	5 5 0	
75	464 0 26	207 0 0	48a. 0r. 0p. Exmoor.
76	454 3 2	260 0 0	74a. 2r. 0p. Exmoor.
77	292 3 36	202 10 0	
78	1,045 0 8	443 0 0	
79	306 3 17	151 2 0	93a. 0r. 6p. Exmoor.
80	41 1 14	56 19 0	
81	21 2 2	38 8 0	
82	1,073 1 16	727 9 0	511a. 5r. 21p. in other parishes.
83	83 3 25	75 4 4	
84	353 0 7	233 11 0	

Parish.	Acreage.	Yearly Rent (including Tithe).	Remarks.
	A. R. P.	£ s. d.	
K. 85	263 3 33	211 0 0	
86	257 3 22	245 0 0	
87	244 0 19	169 13 0	
88	206 0 25	192 10 0	
89	37 1 39	28 0 0	
90	15 3 34	73 0 0	This includes an inn.
L. 91	310 2 16	370 0 0	
92	184 3 5	175 0 0	
93	278 0 39	242 18 0	
94	13 0 15	18 0 0	
M. 95	766 1 31	580 0 0	
N. 96	257 0 32	210 0 0	47a. 2r. 4p. in another parish.
O. 97	260 1 13	307 0 0	
98	136 1 5	155 0 0	
99	160 0 23	173 5 0	
100	246 2 26	204 0 0	
101	53 3 13	79 5 4	
102	128 0 37	112 0 0	
103	5 2 22	42 0 0	
Total	17,161 3 28	15,049 8 2	

APPENDIX C. VI. (para 46).

FORM of AGREEMENT in force on a large ESTATE in NORTH DEVON.

This indenture made the day of one thousand eight hundred and Between of the one part and of of the other part Witnesseth that in consideration of the rents herein-after reserved and of the covenants by the tenant herein-after contained he the said [landlord] by virtue of every estate and in exercise of every power him hereunto enabling doth hereby appoint and demise unto the tenant all

Together with all rights easements and appurtenances to the said premises belonging or reputed to belong or therewith usually held or enjoyed except and reserving unto the landlord all cottages and cottage gardens and all ways approaches and easements to the same and all woods coppices and plantations and the underwood and herbage thereof and all timber and other trees standils saplings plants and pollards which are now or during the tenancy hereby created shall be upon the said premises And all sand gravel mines minerals royalties quarries rocks and benefits under ground and all watercourses streams and springs of water and all existing rights of way over or through the said premises With liberty for the landlord and all persons authorised by him with or without horses carts and carriages at all times to enter upon the said premises or any part thereof and to dig cut fell lop top stub up convert and carry away the said woods coppices and plantations underwood timber and other trees standils saplings plants and pollards and the loppings toppings trimmings and cuttings thereof and to search for get dress make merchantable and carry away the said sand gravel mines minerals quarries rocks and benefits respectively and to turn the said watercourses streams and springs of water and make leats and dams and erect engines and buildings of all sorts and to do all other acts necessary or convenient for any of the aforesaid premises And also reserving unto the landlord liberty to make or construct new plantations roads rides or drives upon or through any part of the said premises and to do all acts necessary or convenient for any of those purposes and for the growth profitable enjoyment and repairs of the plantations roads rides and drives for the time being on the said premises the landlord nevertheless making to the tenant reasonable compensation in respect of such part or parts of the said premises as shall be used for any of the purposes aforesaid and also for any acts of husbandry and manure expended thereon by the tenant and for damage (if any) caused by loss of water and for all surface damage done by any of the said works such compensation in case of dispute to be ascertained and determined as herein-after mentioned And except and reserving unto the landlord but subject to the provisions of the Ground Game Act 1880 all deer foxes game wild fowl woodcocks snipe and fish now or at any time during the tenancy hereby created to be upon the said premises and the exclusive right thereto with full liberty for the landlord and all persons authorised by him to enter on the said premises to preserve the same and to hunt course shoot fish and sport thereon and also full liberty (but not to the exclusion of the tenant) to kill trap and carry away hares and rabbits at all times during the tenancy hereby created And also liberty for the landlord and all persons authorised by him at all reasonable times to enter on the said premises to view the state and condition thereof and to repair the same and during the last year of the said term to catch or destroy moles and to water the meadows To hold the said premises hereby demised unto the tenant from the for the term of years to be computed from Yielding and paying therefor during the said tenancy the certain yearly rent of by equal quarterly payments on the twenty-fourth day of June the twenty-ninth day of September the twenty-fifth day of December and the twenty-fifth day of March in every year The quarterly payment to be made on the day of next and the last quarterly payment to be made in advance on the twenty-fifth day of December next preceding the expiration of the said tenancy And yielding and paying in like manner at the times aforesaid the additional yearly rent of six pounds for every one hundred pounds (and so in proportion for any less sum) which during the said tenancy shall be expended by the landlord with the previous consent of the tenant in draining fencing or enclosing the said premises or any part thereof or in erecting buildings thereon or in otherwise improving the same The first payment thereof to be made on such of the said quarterly days of payment as shall first happen after the event on which the same is hereby reserved and the payment thereof to continue during the residue then to come of the said tenancy and the last payment to be made in advance as aforesaid And yielding and paying the additional yearly rent of twenty pounds for every acre (and so in proportion for a less quantity) of meadow or pasture land or of land not having been ploughed or broken up within ten years next preceding the date of these presents which shall be ploughed or broken up without the previous consent in writing of the landlord The last-mentioned rent to be paid yearly in advance the first year's payment thereof to be made immediately after the event in which the same is hereby reserved And also yielding and paying the additional rent (to be payable whenever the occasion shall arise but not to be a periodical payment) of five pounds for every load (and so in proportion for a less quantity) of hay straw haulme fodder chaff unthreshed corn or grain dung ashes compost soil green crop or roots (except potatoes) that shall during the said tenancy be sold or removed from the said premises without the previous consent in writing of the

landlord the payment thereof to be made from time to time immediately after any of the events on which the same is hereby reserved And yielding and paying in the event of and immediately upon the said tenancy being determined by re-entry under the proviso herein-after contained a proportionate part of the said several yearly rents for the fraction of the current quarter up to the day of such re-entry The said several rents to be paid clear of all deductions (except in respect of tithe or tithe rentcharge and landlord's property tax) And the tenant doth hereby for himself his heirs executors administrators and assigns covenant with the landlord in manner following that is to say That the tenant will during the said tenancy pay the said rents hereby reserved at the times and in manner herein-before appointed for the payment thereof respectively free from all deductions (except as aforesaid) And will pay all rates taxes assessments impositions and outgoings whatsoever for the time being payable either by landlord or tenant in respect of or charged upon the said premises (except tithe or tithe rentcharge and landlord's property tax) and do all personal offices (if any) to be performed on account thereof during the said tenancy And will repair and keep in good and sufficient tenantable repair the said premises (including the raves or barrings (if any) across the river and the thrashing machines and other machinery whether steam horse or water power now erected or during the said tenancy to be erected on the said premises and the parapet and fence walls occupation roads doors of outbuildings racks cribs ponds and barns floors) in every respect whatsoever during the said tenancy (except the walls doors (not being doors of outbuildings) floors (not being barns floors) timberwork of the roofs and slating and pantile of the houses and buildings on the said premises which shall fall or decay through age or natural defect or any unavoidable accident and not for want of reasonable care or thatching during the said tenancy) and at the end thereof will peaceably yield up the same premises in the like repair And will pay to the landlord half of the expense of new slating and pantiling the roofs of the houses and buildings on the said premises and of the repairs of such slating and pantiling immediately after the same shall have been completed And will during the said tenancy haul without charge all materials for repairs of the said premises and for draining done thereon with the previous consent of the tenant his executors administrators or assigns and for any new buildings which may become requisite thereon And will keep and leave the orchards fully planted with good thriving apple trees and protect all the apple trees from being barked rubbed or otherwise injured And will keep the watered meadows well watered and guttered and once at least in every year cleanse and scour all the drains ditches and watercourses and particularly will at all times keep clear the outfalls of all underground drains And will not at any time mow any part of the pasture land nor mow any of the meadow land more than once in any one year or at any other than the usual time for mowing and also will properly manure the pasture land once in every seven years and the unwatered meadow land from time to time after mowing with lime or bones to the value of two pounds per acre at the least or an equivalent quantity of dung And will destroy all moles and weeds twice in each year at the proper seasons and spread the molehills and anthills And will cut cast and lay the hedges and fences when necessary properly and seasonably and preserve them from injury and keep the same in good repair and condition And will not take any hedgewood furze or other fuel in the last two years of the tenancy except to be used on the said premises without waste And will give the landlord seven clear days notice before cutting any underwood which the tenant may be at liberty to cut so as to enable the landlord to mark any saplings or standards which he may wish to stand And will preserve and protect from injury by cattle or otherwise and take care of all plantations and trees now growing or to be on the said premises and all saplings and standards which may be so marked to stand as aforesaid And will not top lop prune or otherwise injure the same under a penalty of ten pounds for every tree and three pounds for every plant sapling or standard so topped lopped pruned or otherwise injured in addition to the value thereof And will not plough break up or convert to tillage any of the meadow orchard or pasture land or any other land which has not been ploughed or broken up within ten years next preceding the date of these presents or the fields known as

or any part thereof respectively without the previous consent in writing of the landlord And will not commit or permit any waste spoil damage or destruction on the said premises nor take any underwood from the hedges without new making such hedges in manner aforesaid And will reside with his family in the chief dwelling-house on the said premises And will not without the previous consent in writing of the landlord assign underlet or in any way part with the possession of the said premises or any part thereof or the grass or herbage thereof And will not without such consent erect any new building on the said premises And will not without such consent carry off or suffer to be removed from the said premises any hay straw haulme fodder chaff unthreshed corn or grain dung ashes compost soil green crop or roots (except potatoes) but will use and properly expend the same on the said premises or leave the same thereon at the determination of the tenancy for the landlord or incoming tenant as the case may be And will not stock or depasture any of the orchards with horses or bullocks And will not in any one year have more than two-fifth parts of the arable land in white or grain crops nor more than one-hundredth part of such arable land in potatoes And will not in any one year have less than one-fifth part of such arable land in fallow turnips or other green crops sown in drills and properly cleansed and manured And will in each year sow with a proper quantity of good clover and eaver or other proper and approved grass seeds one-half part at the least of the land sown in the same year with white or grain crops and will sow such seeds on land where roots were grown the year immediately preceding And will permit the landlord and all persons authorised by him with or without horses carts carriages and implements of husbandry at any time or times after the twenty-fourth day of June in the last year of the said tenancy to enter upon the arable land coming in course for wheat to the extent of one-fifth part of all the arable land and to plough prepare and till the same for wheat and at any time after the twenty-fifth day of December in such last year to enter upon all lands coming in course for white crops (except one-fifth part of the green crop in case it may not be eaten off at that time) and to plough prepare and till the same for spring corn and to enter upon all lands in stubble not under clover after the first day of October and after the removal or stacking of the corn in such last year to clean cultivate and manage the same as the landlord may think fit he (the landlord) making reasonable compensation for entering as aforesaid the amount of such compensation to be ascertained and determined in case of dispute as herein-after mentioned And will give notice to the landlord or the incoming tenant within twenty-four hours after each field or part of a field has been sown with spring corn in the last year of the said tenancy of such sowing and permit him to sow harrow and brush in with such spring corn such grass seeds as he may think fit and will not depasture the same with horses bullocks or unringed pigs after harvest nor with any other cattle or sheep after the first day of October in such last year And generally will at all times throughout the said tenancy keep the said premises clean and in good heart and condition And also will preserve the deer foxes game wild fowl woodcocks snipe and fish on the said premises and permit his (the tenant's) name to be used in any action or proceeding taken by the landlord against any trespasser upon being indemnified against the costs of such action or proceeding And will keep down the rabbits on the premises And will forthwith give notice in writing to the landlord of any repairs which may from time to time become necessary to be effected and whether required for immediate use or not and which according to the true intent and meaning of these presents ought to be effected by the landlord And the said landlord doth hereby for himself his heirs executors administrators and assigns covenant with the tenant in manner following that is to say That the tenant may peaceably hold and enjoy the said premises during the said tenancy without any interruption (except in accordance with some or one of the powers of entry herein-before contained or with the proviso for re-entry herein-after contained) by the landlord or any person lawfully claiming through him And also that the landlord will throughout the said tenancy pay the tithes or tithe rentcharge for the time being payable in respect of the said premises And keep in good tenantable repair all the walls (except parapet and fence walls) doors (except doors of outbuildings) floors (except barns floors) and timberwork of the roofs and windows and slating and pantile of the houses and buildings on the demised premises which shall fall or decay through age or any unavoidable accident and not for want

of reasonable care or thatching by the tenant during the said tenancy and will provide at a distance not exceeding ten miles from the farm yard a sufficient quantity of rough timber for the repairs herein-before covenanted to be done by the tenant And that if the landlord shall neglect to perform any of the repairs herein-before covenanted to be performed by him within a reasonable time after the receipt of notice in writing of the want of such repairs Then he the landlord will compensate the tenant for proved damage sustained by him in consequence of such neglect And it is hereby agreed and declared that if upon the expiration of the said tenancy the tenant shall be entitled to receive from the landlord or incoming tenant as the case may be in lieu of compensation under the Agricultural Holdings Act 1883 compensation for the improvements specified in the schedule hereunder written according to the scale specified in the said schedule Provided always and it is hereby specially agreed that no claim for any improvements on the premises shall be made on the landlord or incoming tenant except so far as is specified in the said schedule or as may be provided by special agreement between the landlord and tenant And it is hereby agreed and declared that all sums of money to be paid to the tenant under or by virtue of the provisions hereof whether by way of compensation or otherwise shall be ascertained and adjudged by an arbitrator to be mutually agreed on by the landlord and tenant or in case they shall not agree in appointing an arbitrator within 14 days after notice in writing shall have been given by either party to the other of his desire that an arbitrator be appointed then by an arbitrator being a land surveyor or practical farmer to be named by the judge of the county court district in which the said premises or the major portion thereof are situated and in case such judge shall neglect or refuse to name an arbitrator for the space of fourteen days after a request in writing by either party so to do then such arbitrator shall be named by the registrar of the same county court district and in case such registrar shall also neglect or refuse to name an arbitrator for the like space after the like request then such sums of money shall be ascertained and adjudged by two arbitrators or their umpire pursuant to and so as with regard to the mode and consequences of the reference and in all other respects to conform to the provisions in that behalf contained in the Common Law Procedure Act one thousand eight hundred and fifty-four or in any then subsisting statutory modification thereof But in any case such arbitrator or arbitrators or umpire (as the case may be) shall likewise decide on the amount of injury (if any) done to the said premises by the failure of the tenant to observe and perform any of the covenants on his part herein-before contained and shall deduct such amount from any compensation which he or they may award to the tenant Or if the amount of injury shall exceed such compensation shall award the difference to the landlord as liquidated damages recoverable from the tenant Provided always that the tenant shall not avail himself of any custom of the country in which the said premises are situate otherwise than is hereby provided for Provided also that any articles or things which the tenant is by these presents restricted from carrying off the said premises may on the occasion of any distress for rent by the landlord be sold subject to a condition that such articles and things shall be consumed on the said premises And the purchaser or purchasers of any such articles or things may bring stock on the said premises for the purpose of consuming the same and such stock shall not be considered as trespassing but may lawfully remain upon the said premises a sufficient time for the consumption of the said articles or things and no purchaser shall nor shall the landlord be liable to make to the tenant any compensation for the same and every such purchaser together with his servants shall have full and free liberty of ingress and egress for the purpose of feeding and otherwise caring for such stock Provided also that if and whenever any of the said several rents herein-before reserved or any part thereof respectively shall be in arrear for twenty-eight days whether the same shall have been legally demanded or not or if the tenant shall not in all other respects during the said term faithfully observe and perform all the covenants and conditions herein-before contained on his part to be observed and performed or shall become or be declared bankrupt or commit any act of bankruptcy or make any composition or enter into any liquidation arrangement with his creditors or leave his place of abode and abscond for the space of one calendar month or if any execution shall be levied upon his goods or chattels or upon the said premises Then and in any such cases and at any time thereafter the landlord may re-enter on the said premises or any part thereof in the name of the whole and the same have again and enjoy as in his former estate anything herein contained to the contrary notwithstanding Provided also that the word "landlord" as used in these presents (including the schedule) shall unless the context shall exclude such construction be construed to mean not only the said [landlord] but the person or persons who shall for the time being be entitled to the said premises in reversion expectant on the tenancy hereby created and that the word "tenant" as used in these presents (including the schedule) shall unless the context shall exclude such construction include not only the said but his executors administrators and permitted assigns and under lessees And also that in every case in which the consent approval or authority of the landlord is hereby made necessary the consent approval or authority of the steward for the time being of the landlord shall be sufficient Provided also and it is hereby lastly agreed and declared that in case of the destruction of the farm-house and buildings or any part thereof the landlord shall not be bound to rebuild the same on the same site but may select such other site as he may think fit In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Scale of Compensation for Improvements.

For boning of land with undissolved bones.

If applied in the last year of the tenancy on lands properly fallowed and sown with roots, the whole of the outlay, not exceeding 50*s.* per acre for every acre under root crop. If applied in the last year but one of the tenancy in like manner, one-third of the outlay. Bones to be half-inch, and roots to be consumed on holding. If applied to permanent pasture; on a five years' principle provided no hay crop has been taken; if a hay crop is taken, the same to be counted two years' exhaustion; such five years' principle being in equal proportions.

For liming of land.

For lime applied within the last four years of the tenancy to arable land in which corn shall have been sown only once, the cost not to exceed 2*l.* per acre on the four years' basis; for the same if applied to permanent pasture the cost not to exceed 4*l.* per acre, on eight years' basis; in equal annual proportions in both cases.

(In estimating the cost of purchased manure and lime the cost of carriage from the nearest wharf, kiln, or railway station to be added to the price paid for such purchased manure.)

For application to land of purchased artificial or other purchased manure.

Where nitrate of soda is used for top-dressing on corn or on grass, no allowance to be made; but where nitrate of soda is applied for root or green crops, in the last year one-half the cost to be allowed, provided that no more than two cwt. per acre be applied; and where used in the Michaelmas tenancy the whole cost to be allowed, provided the root crop is not paid for. Where phosphates, dissolved bones, and guano are used for root or green crops in the last year they shall be paid for in full; but where a corn crop is taken after, half the cost of such manure shall be allowed, provided the roots have been consumed on the ground where grown. Where dissolved bone or guano is applied for the last crop of corn in the last year of the tenancy, an allowance of one third of the cost to be allowed.

For consumption on holding by cattle, sheep or pigs, of cake or other feeding stuffs not produced on the holding.

For linseed, rape, and cotton cake, consumed in the last year of the tenancy, one-third of the cost, and one-sixth for the previous year. For other feeding stuffs one-fourth of the outlay for the last year, and one-eighth for the preceding year. The consumption not to exceed the average of the last three years of the tenancy.

The value to the incoming tenant of the cost of fallowing for roots grown in the last year of the term on such land being left in a clean condition, such value not to exceed 50*s.* per acre.

APPENDIX C. VII. *a*.

NOTES on FORM of LEASE on a large ESTATE in NORTH DEVON (*see* para. 46).

Landlord reserves all cottages, woods, timber, mines, and minerals, game, rabbits, fish, and foxes.

Penal rents—20*l*. per acre for pasture broken up.
5*l*. per acre for land sublet.
5*l*. per acre for two straw crops in succession.

Lessee undertakes to cultivate and farm according to the rules of good and clean husbandry.

Not to take two corn crops in succession.

Breaking crop, i.e., land broken up or tilled with first crop of corn in course, 8 hogsheads of lime, or 20 2-horse cartloads of dung, or an equivalent in value to the lime of "approved artificial or imported manure," and in respect of such dressing not to take more than two corn crops with intermediate crop of roots; and seed out second corn crop with 8 lbs. of good clover, 2 pecks of good eaver, and 4 lbs. white Dutch seeds. Seeds in last year provided by lessor. Not to mow grass more than once. Not to stock seeds in last year after November 1. Manure meadows and pasture after second mowing, with 20 2-horse cartloads of dung or 8 hogsheads good lime. Cleanse gutters and drains each year before Christmas Day. In last two years one-fifth arable land in second year grass, and one-fifth in first year grass. Not remove any unthreshed corn, hay, roots, straw, dung, &c., under penalty of 1*l*. per cartload. Repair fences. Not cut any hedgewood under seven years' growth. Fill up vacancies in orchards. Not to break orchards except with spade, or depasture except with pigs. Cut weeds once a year and spread mole and ant hills.

Tenant to repair roofs, windows, locks of all buildings, floors of barns, gates, and fences, and whitewash rooms when required. Cart materials for repairs. Insure house and buildings against fire. Reside on premises and pay 10*l*. per month for non-residence. Not sublet. Allow re-entry in last year on land for wheat, errish land, and land after turnips or green crop at dates specified.

Landlord undertakes to keep walls and timbers in good repair; provide timber for tenant's repairs and gates at 3*s*. each.

Pay cost price, exclusive of carriage, of all purchased artificial manure used in last year's turnip and rape crops.

Power of re-entry for breach, bankruptcy, non-payment of rent for 15 days, &c.

Two years' notice on either side.

Agricultural Holdings Act, 1875, "or any other Act relating thereto," not to apply.

APPENDIX C. VII. *b*.

NOTES of AGREEMENT for YEARLY TENANCY of a FARM of 492 acres in NORTH DEVON.
Dated February 24th, 1890 (*see* para. 46).

Landlord reserves.—Timber, mines, quarries, &c. To make use of and divert all or any streams and watercourses. All game, rabbits, fish, &c., but not to affect concurrent right under Ground Game Act.

Rent.—570*l*. by equal quarterly payments. Last three payments to be made, if demanded, in advance on 24th June preceding determination of tenancy.

Penal Rent.—50*l*. per acre for orchard, meadow, or pasture, broken without written consent.

Tenant to pay all rates, tithe, taxes, &c. (except property tax and land tax). Repair all roads, internal painting and whitewashing (except slate healing, roof timbers, and walls, and doors and floors of dwelling-house and cottages). Maintain all hedges, fences, gates, &c. Pay carriage of all materials for repairs.

Cultivation.—Before tillage of any crop apply 4 tons of good lime, or 7 cwt. of ½ in. bone, or 15 2-horse cartloads of dung, or an equivalent *in value* of such other manure as the landlord or his agent may approve.

In respect of such manure to take but two corn crops or one corn and one roots, and not to take more than two corn crops in succession.

Not to have more than half arable land in corn in any year, and not less than two-fifths in roots and one-fifth in clover or seed. Not to remove straw, dung, manure, or roots (except potatoes) provided that "reed and straw" may be removed if manure equal in value to three-fourths thereof be brought back in same year, but this not to apply to last year of tenancy without written consent.

Cleanse ditches and irrigate and manure meadow and pasture with 2 tons lime, or 13 2-horse cartloads dung, or equivalent in value.

Not to mow grass (except potatoes) more than once.

Not to break up pasture down seven years without written consent.

Provide and plant young apple trees to fill vacancies in orchards, using half cartload of manure to each tree. Not to sublet premises, except cottages, or depasturage without written consent.

Incoming tenant or landlord power to enter after July 1st in last year, to cultivate land coming in course for wheat breach, and after crops have been removed to enter upon lands in errish. Outgoing tenant to have such satisfaction for land taken for wheat breach as two referees or their umpire may appoint. Tenant to leave, on quitting, two-fifths of land under corn in previous year in roots, and one-fifth in grass seeds, and not more than 5 acres in potatoes.

Landlord covenants, if land is in good heart and condition, and clean, and buildings, fences, &c., in good repair, to pay for all unexhausted artificial manures in such proportions as specified in First Schedule.

Power to resume not more than 20 acres to be allowed for in rent; amount, if disputed, to be determined by two arbitrators or their umpire.

Power to re-enter if rent in arrear for 20 days and no sufficient distress found, or tenant becomes bankrupt or absconds, or neglects or breaks any covenant.

Landlord covenants to repair the slate healing, main timbers of roofs, and walls of premises, and doors and floors of house or cottages. To set out and allow sufficient timber for repairs of buildings, gates, posts, and water fences, or supply ready-made gates at 4*s*. each. One year's notice on either side.

Special.—Landlord allows 250*l*. out of first year's rent in satisfaction of all claims by tenant for land laid down to permanent pasture (about 100 acres).

FIRST SCHEDULE.

Purchased manures, other than nitrate of soda and that purchased in lieu of seed or straw, on the following scale:—

If applied in the last year of the tenancy on land properly fallowed, cleaned, and sown with turnips, rape, or mangold, provided the cost shall not exceed 2*l*. per acre, the whole cost, exclusive of carriage.

Lime, half-inch *bone*, or dissolved *bone* applied in the last year of the tenancy to land on which corn shall have been sown, provided that the whole cost of same shall not be under 1*l*. nor exceed 2*l*. per acre, one-third of the cost.

Lime or *bone* applied to the pasture land from which no hay crop has been taken—

1st. If applied in the last year three-fourths of the cost, including labour and carriage, provided the cost shall not exceed 3*l*. per acre.

2nd. If applied in the last year but one half of cost, exclusive of labour and carriage, provided the cost shall not exceed 3*l.* per acre.

3rd. If applied in the last year but two, one-fourth of cost.

Compensation for consumption on the farm in the last year of term by cattle, sheep, or pigs (but not including horses) of cake or other feeding stuff not produced on the farm, provided the quantity charged for shall not exceed the average quantity consumed during each of the two preceding years, such sum as two referees or other umpire shall award; but the value of any feeding stuff sold off the farm in the last year shall be first deducted from the value of cake or other feeding stuff purchased in such last year.

APPENDIX C. VII. *c.*

NOTES of a MEMORANDUM of AGREEMENT for LEASE of FARM of 164 acres, dated May 26, 1880 (*see* para. 46).

Landlord reserves timber, mines, minerals, game, rabbits, and fish, and right of shooting, hunting, and fishing. Right on giving tenant six months' notice to take any quantity of land not exceeding 12 acres for planting same or making roads, allowing tenant out of his rent after rate per acre at which let.

Term, 14 years from March 25th, 1881, determinable by either party at end of seven years.

Rent, 230*l.* payable quarterly.

Additional rent of 20*l.* per acre per annum for any meadow or pasture broken up.

Covenants by the tenant:—

To pay said rent.

To pay all existing and future rates, taxes, and outgoings except landlord's property tax.

To repair and keep in good repair all premises (except walls, timber of roofs, doors, and upstair floors of houses) and deliver same in good repair.

To dress every acre which shall be broken up or tilled with 60 *bushels of lime* of 224 lbs. to bushel, and after every such dressing to take but two crops of corn and one of roots or a mowing of grass. Not to take two white crops in succession, and with last white crop to sow or provide 8 lbs. clover seeds and 2 pecks eaver grass per acre.

To harrow in such seeds and not stock same with horses or bullocks after harvest nor with any other cattle after February 2nd preceding end of term.

To carry upon every acre of meadow not marked "irrigated" in schedule previous to each mowing thereof 40 cubic yards or horse loads of good rotten dung and not to mow more than once a year.

To spread on pasture land once during last seven years of term 40 bushels per acre of well-burnt stone lime of 225 lbs. to the bushel.

To produce proofs satisfactory to landlord of these dressings.

To keep orchards fully planted and protected from injury.

To make fences where necessary and keep ditches cleaned and defined.

To maintain water meadows.

To destroy moles and nettles and weeds twice a year, and to manage the premises according to the most approved methods of good husbandry.

To prevent sporting without landlord's consent, and keep and preserve game and fish for exclusive use and benefit of landlord.

To carry free all materials for repairs.

To permit landlord or incoming tenant after June 1st preceding end of term to make breaches for turnips or wheat not exceeding 12 acres, the landlord paying after the rate per acre for lands so broken, and to enter after November 1st to fallow, till, and plough errish grounds with spring corn.

To reside personally with his family on premises.

Not to break up any meadow or pasture, nor sow any hemp, flax, or rape, except rape for pasture, nor commit or permit any waste.

Not to prune any trees, nor take wood from hedges without making new hedges.

Not to assign or underlet any part of premises without landlord's written consent.

Not during last six months of term to let off any keep or agist stock, without landlord's consent.

Not to sell or carry away any roots, hay, seed, straw, corn, or manure, but to spend same on farm, or leave at end of term for benefit of landlord or his incoming tenant.

Not to require the production of, or investigate the landlord's title to property or right to grant lease.

Landlord has power to re-enter if rent in arrear 21 days, or if tenant commits any breach of covenant or becomes bankrupt, or leaves place of abode for more than one month.

Covenants by Landlord.

To repair walls, timbers of roofs, doors, and upstair floors of houses, and to allow healing stones and rough timber where growing, and within 7 miles of premises, for the other repairs when necessary.

The Agricultural Holdings Act, 1875, shall not apply.

The landlord and tenant shall, when requested so to do by the other of them, execute a lease. Tenant to pay 4*l.* 4*s.* for this agreement, and also the landlord's solicitor for the lease, who shall hold same.

Memorandum.

Barn to be built and tenant to do horse labour for same.

Tenant to take down fences between Nos. 650, 658, and 659, and to take down fence on south side of No. 864 when called on to do so.

The fences against woods to be the landlords.

APPENDIX C. VII. *d.*

NOTES of AGREEMENT for YEARLY TENANCY of FARM of 55 acres, dated July 12, 1879 (*see* para. 46).

Rent, 66*l.*

Rent payable quarterly, except in last year when three last payments are due immediately after notice to quit.

If not so paid 5 per cent. interest charged.

One year's notice. Fine of 5*l.* per day for every day of retaining possession after expiry of time of notice.

Landlord reserves mines, minerals, streams, springs, trees (fine of 5*l.*, in addition to value of tree, for lopping, topping, or pruning any tree likely to become timber), game, rabbits, fish. Power to make or remove hedges without paying compensation.

Landlord undertakes to repair all roofs (but not thatch), external walls, doors, and windows, and paint all external wood or ironwork which he or steward thinks necessary; to provide clover and grass seeds in spring previous to quitting.

Tenant undertakes to repair, or pay cost of repairs not done by landlord; gates, 5*s.*, posts, 1*s.* To carry all materials for repairs. To cleanse all ditches and fences once a year, spud thistles and other weeds, and not allow weeds to seed. Pay rent, rates, and taxes other than tithe and property tax and land tax.

Not to take more than two corn crops in succession. Keep one-third arable land in root crops, one-third corn land in seeds; not to grow corn or potatoes on more than three-sevenths arable land; keep two-sevenths arable land in "tillage grass." Not to mow pasture or meadows more than once a year. Annually to manure meadows and periodically manure pasture.

Tenant to consume all green crops and leave or spread hay, straw, dung, &c., and in last year leave all dung, straw, hay, &c., compensation to be paid for same according to schedule, but not to exceed one-fourth of that grown in last year. Not to break up pasture under penalty of 50*l.* per acre. To sow and work (being paid for so doing) grass and clover seeds in last year. To keep holding clean and in good heart and condition and not (without consent) to leave for seed turnips, rape, mustard, rye-grass, or other such seeds.

Landlord to enter at August 1 preceding expiry of term and sow and till wheat land, immediately after harvest on land for fallow or grain crops, and on January 25 for land for spring corn.

Tenant not to underlet any part of holding or let the grass or pasturage thereof.

Power of landlord to re-enter for breach or waste, or if rent 28 days in arrear.

Disputes as to valuations for compensation or otherwise, or nonfulfilment or true construction of covenants to be settled by arbitrators.

Tenant not to avail himself of any custom of the country, and Agricultural Holdings Act, 1875, not to apply.

SCHEDULE of ALLOWANCES.

Pasture Land.—Lime applied in last year. Whole cost and its carriage and manual labour.
Lime applied one year previously. Four-fifths cost and its carriage and manual labour.
Lime applied two years previously. Three-fifths cost and its carriage and manual labour.
Lime applied three years previously. Two-fifths cost and its carriage and manual labour.

Arable Land.—Lime applied to crop left at quitting. Whole cost and its carriage and manual labour.
Lime applied when one crop taken in year prior to quitting. Half whole cost and its carriage and manual labour.

Allowances for purchased manures *previously approved by landlord* not exceeding 2*l.* per acre.

Allowance for unconsumed hay and straw two-thirds market value less cost of hauling.

Half cost of cake consumed by cattle or sheep during last year, not to exceed average of two preceding years.

Special item, dated June 24th, 1884. Rent reduced to 50*l.* in consideration of five fields (27 acres) being classed as permanent pasture instead of arable.

APPENDIX C. VII. *e.*

NOTES of AGREEMENT of LEASE for five years of FARM of 384 acres, dated March 24th, 1891 (*see* para. 46).

Rent, 115*l.*

Landlord reserves game, foxes and deer.

Penal rent.—10*l.* per acre for pasture broken up.

Repairs (usual).—Draw all materials without charge. Keep all thatched roofs and leave them so as not to admit rain for three years after expiration of term.

Manures.—Manure meadows after mowing with lime, bone, or dung to the value of 2*l.* per acre. Manure pasture every seven years ditto. Keep down woods. Maintain hedges, watercourses. Not to erect any new building without consent.

Hay, straw, &c.—Not to remove hay, straw, &c. under penalty of 5*l.* for each load. "Provided that hay and straw may be removed if a quantity of manure equal in value to one-half of the money for which such hay or straw is sold be within the same year brought back and expended on the premises." This not to apply to last year without consent of landlord, but if consent withheld hay and straw left unconsumed to be paid for at two-thirds market value.

Breaking crop, 10 hogsheads of lime or equivalent in approved manure; not to take two straw crops in succession. Not to have in any year more than half arable land in corn or vetches or less than one-fifth in roots, or sow less than one-fifth with clover or grass seeds.

To preserve game subject to Ground Game Act.

If land clean and buildings in good repair landlord to allow as follows:—

Acts of husbandry to be estimated only when no crop has subsequently been taken and then not by the actual cost but their value to the succeeding tenant according to the system of husbandry.

Purchased manure (being bones or bone phosphate) other than that purchased in lieu of hay or straw on the following scale:—

1. If applied in last year of tenancy on lands properly fallowed and sown with turnips, rape, or mangolds provided the cost shall not exceed 2*l.* per acre, two-thirds of whole cost.

2. If applied in last year but one of the tenancy in like manner, one-third of the cost.

Lime applied to land on which corn shall have been sown only once in the last two years of the term.

1. If applied in the last year provided that the whole cost of the lime and carriage of the same shall not exceed 3*l.* per acre on one-fifth part of the arable land, two-thirds of the cost.

2. If applied in last year but one, one-third of the cost.

Unspread dung made in the last year of the tenancy.

Grass seeds (if any) sown with the last year's spring crops if the same shall not have been stocked after the 12th October, and before with sheep only.

Oil cake and other purchased food consumed during the last year of tenancy, provided the quantity charged for shall not exceed the average quantity consumed during each of the two preceding years, one-third of the cost.

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. AUBREY SPENCER
(ASSISTANT COMMISSIONER)

ON

THE VALE OF AYLESBURY

AND

THE COUNTY OF HERTFORD.

Presented to both Houses of Parliament by Command of Her Majesty.

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THE VALE OF AYLESBURY AND THE COUNTY OF HERTFORD.

To Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

19, Old Buildings, Lincoln's Inn, W.C.,
January 10th, 1895.

Dear Sir,

I have the honour of laying before you my report on the second district into the circumstances of which I was directed to inquire by the Royal Commission on Agriculture.

I.—Introduction.

Time occupied in inquiry.

1. This district consisted of the Vale of Aylesbury in Buckinghamshire and the county of Hertford.

I commenced my local inquiries by attending Mr. John Treadwell's ram sale on the 1st August at Upper Winchendon, Bucks, at which most of the leading agriculturists in the district were present, and the taking of evidence occupied the whole of the month of August, with the exception of two days which I spent in the neighbourhood of Wallingford, Berkshire, for the purpose of concluding my work in my first district.

I should have been glad to have been able to give further time to this district, but was unable to do so without unduly curtailing my inquiries in my first district, upon which I have already reported, and which, on account of its extent and diversity, occupied the greater portion of the time allotted to me by the Commission.

Method of conducting inquiry.

2. I adopted the same method of obtaining evidence as in my first district, that is to say, I held public meetings in the principal market towns, and also interviewed privately at their homes or in the towns as many farmers of all classes, land agents, and others interested in agriculture as I could. I further obtained some information by correspondence. On account of the shortness of the time at my disposal I was, however, compelled in Hertfordshire to depend rather less on private interviews than on public meetings, which, though they present some advantages in enabling one to collect the general feeling and opinion of a district, are in other respects a less satisfactory method of obtaining evidence.

Public meetings held.

3. Meetings were held by me at Aylesbury, under the auspices of the Bucks Chamber of Agriculture, at Bishops Stortford, at Tring, under the auspices of the Tring Farmers' Club, at St. Albans, at Hitchin, at Royston, and at Hertford. I also visited Hatfield and Buntingford in Hertfordshire. The evidence taken at the meetings, to which I desire to call attention, will be found in Appendix A. The meetings were well attended, taking into consideration the fact that they were held in the month of August, when most farmers were busy with harvest work.

Assistance rendered by all classes.

4. In Buckinghamshire and in Hertfordshire, just as in the counties visited by me in my first district, I found agriculturists of all classes ready and willing to assist me in my inquiries. I desire to express my thanks to all who so kindly helped me by offering information, in organising meetings, or otherwise; but those who did so were so numerous that I purposely refrain from the invidious task of singling out any names for special mention where I am indebted to so many.

II.—Description of District.

Vale of Aylesbury described.

5. The Vale of Aylesbury occupies the central portion of the county of Buckingham, extending roughly from about Aylesbury to Winslow in a northerly direction and towards Bicester and Brill in the north-west and west. The soil is a strong clay loam, varying in depth from 2 feet to a few inches, generally lying on stiff clay. It is principally a country of rich pastures laid out in large fields, which are used for stock feeding and dairy farming. Many cattle are fattened in this district on the natural grasses.

Hertfordshire described.

6. The county of Hertford as a whole presents a considerable contrast to the Vale of Aylesbury, consisting as it does to a large extent of arable land, much of which is

by no means of the best quality. The soil varies considerably, but is to a very large extent on the chalk formation. A good deal of it is light thin land which is easily worked, but in the east of the county, about Buntingford and Bishops Stortford, there is a considerable amount of stiff loam and clay. In the extreme west there is a small stretch of greensand and in the north the gault formation is found. The farming consists principally of corn-growing and sheep-breeding and feeding. Some dairy farming is carried on where the situation is favourable for sending milk to London, and potatoes are also grown to a considerable extent.

The county is very well supplied with railway accommodation. The London and North-western Railway intersects it on the west, passing through Watford, Great Berkhampstead, and Tring. The Midland Railway passes through St. Albans and Harpenden. The Great Northern Railway traverses the centre of the county, and has stations at Hatfield, Stevenage, Hitchin, Baldock, and Royston, with a branch line to Hertford. The Great Eastern Railway passes along the extreme east of the county by Sawbridgeworth and Bishops Stortford, and has a branch line to Ware and Hertford, and also to Buntingford. The principal market towns are Hertford, Hitchin, Bishops Stortford, St. Albans, Tring, and Royston.

III.—Course of Agriculture since 1880 and present System of Cultivation.

Evidence of agricultural returns.

7. For the purpose of ariving at the present position of agriculture in the Vale of Aylesbury and Hertfordshire and ascertaining the course it has taken since the commencement of the depression, the agricultural returns are most valuable. The evidence afforded by them is as follows:—

	Buckingham.				Hertford.			
	1894.	1893.	1883.	1882.	1894.	1893.	1883.	1882.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Total Acreage under All Kinds of Crops, Bare Fallow, and Grass	401,323	401,972	407,321	406,782	337,321	338,028	339,566	339,709
Corn Crops. Wheat	38,383	35,647	45,047	51,959	52,415	48,683	58,819	62,469
Barley or Bere	22,635	24,114	26,040	25,370	34,051	34,227	40,491	39,718
Oats	31,387	30,690	29,931	25,498	38,917	37,120	27,069	25,933
Rye	1,261	274	347	445	1,100	242	236	279
Beans	6,259	6,901	12,347	11,937	4,337	3,954	7,830	7,376
Peas	5,806	5,002	5,357	6,034	4,161	3,721	3,917	4,176
Total	106,331	102,628	119,069	121,243	134,981	127,947	138,362	139,951
Green Crops. Potatoes	1,720	1,623	1,441	1,554	4,388	4,872	4,232	4,458
Turnips and Swedes	15,841	16,460	18,142	18,473	18,942	19,463	21,668	22,033
Mangold	4,737	4,874	4,041	4,135	5,028	5,382	5,294	5,146
Carrots	—	—	108	94	—	—	114	82
Cabbage, K.-Rabi, and Rape	2,069	1,793	1,143	1,307	2,659	2,471	2,097	1,904
Vetches or Tares	3,388	3,364	7,759	7,471	3,780	3,451	8,542	8,318
Other Green Crops	1,063	756			1,873	1,373		
Total	28,818	28,870	32,634	33,034	36,670	37,012	41,947	41,941
Clover, Sainfoin, and Grasses under Rotation. For Hay	22,145	21,175	—	—	29,137	28,591	—	—
Not for Hay	3,957	5,173	—	—	6,330	10,515	—	—
Total	26,102	26,348	30,015	30,281	35,467	39,106	37,908	35,512
Permanent Pasture, or Grass. Not broken up in Rotation. For Hay	98,856	78,179	—	—	64,692	47,469	—	—
Not for Hay	133,677	155,529	—	—	52,324	68,833	—	—
Total	232,533	233,708	212,248	207,488	117,016	116,302	103,671	103,078
Flax	—	—	—	—	3	—	—	—
Hops	—	—	—	—	—	—	3	4
Small Fruit	600	532	—	—	645	564	—	—
Bare Fallow or Uncropped Arable Land	6,939	9,886	13,355	14,736	12,539	17,097	17,675	19,223

	Buckingham.				Hertford.			
	1894.	1893.	1883.	1882.	1894.	1893.	1883.	1882.
	No.	No.	No.	No.	No.	No.	No.	No.
Horses used solely for Agriculture	12,660	12,913	13,216	13,087	10,753	11,157	10,947	10,993
Unbroken Horses	4,718	4,630	4,793	4,651	3,795	3,421	3,019	3,193
Mares kept solely for breeding	720	698			533	578		
Total of Horses	18,098	18,241	18,009	17,738	15,081	15,156	13,966	14,186
Cows and Heifers in Milk or in Calf	28,063	30,639	28,497	27,927	13,000	14,628	11,972	12,033
Other Cattle:—Two years and above	18,480	19,023	16,568	17,093	5,980	8,538	6,654	6,340
„ „ One year and under two	10,906	13,226	21,791	20,425	5,624	7,213	12,078	10,397
„ „ Under one year	9,321	11,186			5,447	6,694		
Total of Cattle	66,770	74,074	66,856	65,445	30,051	37,073	30,704	28,770
Ewes kept for breeding	70,349	82,973	127,062	113,191	49,370	58,851	97,166	87,851
Other Sheep:—One year and above	38,263	49,625			21,944	31,205		
„ Under one year	79,919	86,778	81,056	74,021	44,160	52,620	59,770	50,242
Total of Sheep	188,531	219,376	208,118	187,212	115,474	142,676	156,936	138,093
Sows kept for breeding	4,455	3,650	—	—	3,818	3,469	—	—
Other Pigs	24,384	22,372	—	—	20,463	21,065	—	—
Total of Pigs	28,839	26,022	40,919	39,161	24,281	24,534	34,625	31,745

The above figures show that in 1894, as compared with 1882, the area devoted to corn crops had decreased 12 per cent. in Bucks, but only 3 per cent. in Herts. That devoted to wheat was about 25 per cent. less in Bucks and 16 per cent. less in Herts. In both cases there was an increase in 1894 as compared with 1893. The cultivation of oats increased 24 per cent. in Bucks and over 60 per cent. in Herts. Barley shows a decrease in both cases. In Bucks there is a decrease of 13 per cent. in clover and rotation grasses, but in Herts the figures remain about the same. Permanent pasture increased 12 per cent. in Bucks, and about 13 per cent. in Herts.

With regard to stock both counties show a slight increase in the number of horses, and in cattle there was a slight increase in 1894 as compared with 1882, but a considerable decrease between 1893 and 1894. In Bucks the number of sheep was slightly larger in 1894 than in 1882, but they have fallen to the extent of 14 per cent. as compared with 1893. In Herts there were 16 per cent. less sheep in 1894 than in 1882, and 19 per cent. less than in 1893. The diminution in the number of cattle and sheep in 1894 no doubt testifies strongly to the severity of the pressure caused by the abnormal year 1893.

The proportion of arable to pasture is shown by the following figures, setting forth the proportion per 1,000 acres of cultivated land in each case.

	Permanent Pasture.			Arable Land.			Corn Crops.		
	1873.	1883.	1893.	1873.	1883.	1893.	1873.	1883.	1893.
Hertfordshire	267	305	344	733	695	656	441	407	379
Buckinghamshire	461	521	581	539	479	419	344	292	255
England	428	484	527	572	516	473	314	272	239

From these figures it is apparent that Herts is still a considerable corn producing county, while Bucks is more noticeable for its permanent pasture, the average in either case exceeding that for England as a whole.

The proportion of wheat grown per 1,000 acres of uncultivated land is as follows :—

	1875.	1883.	1893.
Hertfordshire	193	173	144
Buckinghamshire	147	111	89
England	136	99	72

The cultivation of this cereal has been reduced in a smaller proportion in Herts than in England as a whole, but in Bucks the reduction is about the average.

The figures as to orchards and market gardens are as follows :—

	Orchards.			Market Gardens.		
	1893.	1892.	1883.	1893.	1892.	1883.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Bucks	2,617	2,512	1,985	632	668	422
Herts	1,153	1,190	1,195	728	571	509

These figures show that in these counties neither orchards or market gardens are prominent features, notwithstanding the proximity to London, nor has there been any very considerable increase since 1883.

The amount of land occupied by tenants and owners respectively is as follows :—

Counties.	Acreage occupied by Tenants.		Acreage occupied by Owners.	
	1893.	1892.	1893.	1892.
	Acres.	Acres.	Acres.	Acres.
Buckingham	345,151	346,709	56,821	55,882
Hertford	268,896	267,489	69,132	71,981

8. Having noticed the information afforded by the Agricultural Returns, I proceed to deal with the tendency of agriculture of late years, and its present condition in the two portions of my district so far as I was able to ascertain these matters from the evidence offered to me, and from my own observations.

System of agriculture in the Vale of Aylesbury.

In the Vale of Aylesbury land has undoubtedly been laid down to grass, but this being mainly a pastoral district, there has not been so much opportunity or necessity for this process, as in districts in which arable land predominates more largely. On the arable land the four-course system is usually followed, and the farmers prefer those crops which will produce the most straw for use in their yards and thatching their hay-ricks. In consequence of the dryness of the season 1893 little straw was produced, and the Vale of Aylesbury farmers felt the want of it seriously. I visited the district early in August 1894 after the hay had been stacked, but before the corn harvest, and in the course of my visits to farms I do not think I saw a single hay-rick that had been thatched. The farmers as a rule told me that they had no straw left on their farms, and that they were waiting until after harvest for a supply of straw for thatching. In consequence of their uncovered state the hay-ricks must have sustained serious injury from the heavy rains that took place about this time. Dutch barns would, I think, be a great advantage to these farms, but I did not notice any on those which I visited.

Size of farms.

9. The farms vary in size from about 90 to 350 acres, but the majority are from 200 to 250 acres. So far as I could gather there has been no material alteration in the size of farms during the last 15 years, though at one time small farms were more numerous than they are at present.

Prevalence of grazing and milk selling.

10. This part of Buckinghamshire is noted for its excellent pasture, and, as might be expected, farmers devote their energies mainly to dairying or to the grazing of cattle or sheep. There is much rich pasture land near Aylesbury which is used for fatting out cattle, and I saw many large Hereford oxen grazing in the fields between

Aylesbury and Waddesdon. Those farmers who are not fortunate enough to occupy good grazing land keep dairy cows, usually of the short-horn breed. Formerly butter was the main product of the district, but owing to various causes butter-making has more or less gone out of favour, and the majority of farmers sell milk. It is either sold to the Anglo-Swiss Condensed Milk Factory at Aylesbury or sent by rail to London. Those who sell to the Factory obtain, I think, a slightly lower price than those who send to London; but, on the other hand, they are only required to make one journey daily with their milk carts, and have the advantage of being able to keep their Sunday's milk for weaning calves, &c. Those who send to London are obliged to forward the milk twice daily to the station and to pay carriage to London, and are thus put to a greater expense on account of the wear and tear of horse flesh and the railway carriage. There are some farmers who keep breeding flocks of sheep, notably Mr. John Treadwell, of Upper Winchendon, whose pedigree flock of Oxfordshire Down sheep is renowned far and wide, and whose annual ram sale I attended. Save in respect of the substitution of milk selling for butter making, and the conversion of some arable land into pasture, I do not think there has been any material change in the system of agriculture in the Vale of Aylesbury since 1882.

System of agriculture in Hertfordshire.

11. In Hertfordshire, as contrasted with Buckinghamshire, arable land was and continues, though in a less degree, to occupy the principal attention of farmers. Potatoes are grown to a considerable extent, and oats have been very largely substituted for wheat. Land has also been laid or "tumbled down" to grass in its own way, but the soil not being, as a rule, adapted for good pasture the conversion has not been attended with great success, nor is the result of the process such as to offer much inducement towards making further steps in this direction. At Hertford I was told that a considerable amount of land in East Herts had been laid down, but in some places the grass did not grow long enough "to cover a lark," and the general experience seemed to be that the results of laying down were not favourable. At Tring it was said that a lot of land had been laid down; at Hitchin, Sawbridgeworth, Royston, and Buntingford, that there had not been much land laid down to grass. At Hitchin I was told that as much corn and wheat were grown in that neighbourhood as ever. Sir John Lawes, the eminent agriculturist of Rothamsted, informed me that his experiments led him to the conclusion that a superior quality of grass could not be grown in his neighbourhood. He had found it quite possible, by the application of manures, to largely increase the quantity produced, but not the quality. He believed the white clover to be the secret of good grazing land, and this did not flourish on Hertfordshire soil.

Use of London manure.

12. It is the common practice of Hertfordshire farmers, or at any rate, of those who are within easy reach of a railway or canal, to use London manure on their land. This can be procured at about 4*s.* to 6*s.* a ton, including freight, and is, I believe, of the greatest advantage to the farmers in these parts. It enables them to sell their straw, which, owing to their proximity to London, they can frequently do on very good terms, and to dispense with the keeping of stock merely for the purpose of manuring the land.

Barley land near Royston.

13. The district near Royston, being light land, is well adapted for the growth of barley of good quality. Unfortunately the prospects of the barley growers in this part were very seriously injured in 1894 by the heavy rains that took place in August. When I visited Royston it was estimated that the barley crop would in consequence of the wet be worth 3*l.* or 4*l.* per acre less than it would have been otherwise.

Course of cultivation in Herts.

14. The system of cultivation of the arable land varies considerably, and no course of cultivation seems to be adhered to very strictly. The old Herts system was a five-course system, viz., 1, turnips; 2, barley; 3, clover or seeds; 4, wheat; 5, oats; and this is frequently followed still. In other cases a four-course shift of 1, wheat; 2, beans or turnips; 3, barley; 4, clover, is followed. The Scotchmen and Cornishmen who have taken farms in this district depart considerably from the course followed by the old-fashioned Herts farmers.

Milk selling and lamb breeding.

15. Milk selling has no doubt increased along the various railway lines that intersect the county, but there being a lack of good pasture it is principally carried on by the growth of suitable feed for the cows on arable land. Many Hertfordshire farmers are in the habit of buying sheep, particularly those of the Dorset breed from the west country, at the fairs which take place annually in the late summer, for the purpose of feeding off their turnips. The Dorset breed lamb early, and the lambs are sold fat in the early spring, and the trade in these appears to be fairly profitable. This practice

of buying in and selling out sheep prevails to a considerable extent round St. Albans. In the Royston neighbourhood I was told at the meeting that it was not a sheep-breeding district there, but sheep were bought to fat out, and it was to the farmer's disadvantage this year that the prices of store sheep had risen.

Size of farms.

16. Farms in Hertfordshire vary from about 200 to 400 acres in size, the average size being about 250 acres. There does not appear to have been any great alteration in size of recent years, though in some cases farms have been divided.

Mr. Prout's farm at Sawbridgeworth.

17. In Mr. S. B. L. Druce's report on this county for the Royal Commission on Agriculture in 1882, he refers to Mr. John Prout's farm at Sawbridgeworth where a new system of farming had been adopted, which Mr. Druce describes in some detail. By the kindness of Mr. William A. Prout, who has succeeded his father in the management of the farm, I visited this farm and was put in possession of facts which enable me to carry on the history of the farm from the date of Mr. Druce's report to the present day.

Mr. Prout's system was so fully described in Mr. Druce's report on Hertfordshire that it will be unnecessary for me to go into detail with regard to it here. It may, however, be convenient to state that the farm consists of 450 acres, of which 436 acres are cultivated. It has been owned and occupied by Mr. Prout and his son since 1861. No stock is kept, and the whole of the corn and straw produced is sold off. Corn crops are grown in succession sometimes for seven or eight years, a clover, sainfoin, or bean crop being then interposed for the purpose of cleaning the land. The fertility of the soil is kept up by the application of artificial manures, in respect of which Mr. Prout has been guided by the advice of the late Dr. Voelcker, F.R.S., and since his death, by that of his son, Dr. J. A. Voelcker. Up to 1880 it was the practice to sell the corn crops standing, and the expenses of harvesting were borne by the purchasers. This practice was given up owing to the growing disinclination of buyers to indulge in the speculation which is involved in the purchase of a standing crop of corn. Mr. Prout has not diminished his area of wheat, the amount of land devoted to this crop and to barley being about equal. The acreage of wheat has since 1880 varied from 233 acres to 92½ acres, of barley from 220 acres to 90 acres, of clover or sainfoin from 90 acres to 10 acres, of roots from 13½ acres to 2½ acres.

The following table shows the cropping of the farm for the last three years :—

Crop.	1892.	1893.	1894.
	Acres.	Acres.	Acres.
Wheat	150	185	216
Barley	97	89	51
Oats	44	41	24
Clover	66	52	53
Spring beans	18	20	—
Winter beans	—	5	20
Mangolds	8	5	4
Trifolium	7	26	58
Potatoes	3	1	1
Rye	—	—	7
Grass	3	2	2
Fallow	40	10	—
	436	436	436
Roads, ditches, &c.	14	14	14
	450	450	450

Mr. W. A. Prout gave me the following statement carrying on the history of the farm to the present time: "The history of this farm is recorded up to the end of 1879 " in 'Profitable Clay Farming,' published in 1880. The following are the facts from " 1880 to the end of 1893. During the last 14 years the system of agriculture pursued " has been the same as formerly with the exception that annual sales of standing corn " have been abandoned, and the corn has been sold at market in the usual way. An " annual sale of hay and straw has, however, been held. There is still no stock kept, " and the soil has been maintained in good heart and condition by thorough cultiva- " tion and artificial manures, as the following statement with reference to yield will " show. Mr. John Prout* has continued active supervision over his farm until June, " 1894, when advancing years compelled him to retire in favour of his son, Mr. " William A. Prout, who is now carrying on the same system."

* Mr. John Prout has died since my visit to Sawbridgeworth.

Mr. W. A. Prout gave me the following table showing the yield and value of his corn crops since 1880.

Year.	Wheat.		Barley.		Straw.*
	Yield per Acre.	Value per Acre.	Yield per Acre.	Value per Acre.	Value per Acre.
	Qrs. Bs.	£ s. d.	Qrs. Bs.	£ s. d.	£ s. d.
1880	3 2	6 10 4	5 6	9 8 0	1 14 3
1881	4 4	10 4 9	5 4	8 5 11	2 8 11
1882	5 0	10 2 6	5 0	9 0 0	1 14 10
1883	4 3	7 18 6	6 0	10 6 6	1 10 6
1884	5 3	8 14 7	6 2	10 16 8	2 5 11
1885	5 2	7 12 3	5 6	9 13 7	1 15 3
1886	4 5	7 13 4	5 2	6 16 6	1 19 4
1887	5 6	8 13 6	4 2	6 1 1	3 3 1
1888	4 4	6 6 10	4 7	6 17 8	1 18 1
1889	3 6	5 10 7	4 1	5 7 7	1 4 3
1890	4 0	6 17 0	5 1	7 14 9	1 7 3
1891	4 2	6 5 4	4 1	6 3 9	1 7 2
1892	3 1	3 14 0	5 4	7 6 8	2 12 6
1893	4 0	4 19 0	3 0	5 3 3	2 8 4
Average	4 3	7 2 4	5 0	7 13 9	1 19 3

* Note.—The figures in this column include straw of all kinds, wheat, barley, and oats. The figures for wheat straw alone would be higher.

Manure used.		
Year.	Quantity.	Price.
	Tons.	£
1880	92	860
1881	114	930
1882	109	757
1891	90	493
1892	108	458
1893	105	429
Average for 3 years 1880-1-2	105	849
Average for 3 years 1891-2-3	101	460
Average for 14 years	—	658

Mr. Druce after giving an account of Mr. Prout's farm, says "the important question arises has this system paid Mr. Prout?" He examines the question in some detail, and his conclusion is that it has done so. The further question now arises whether it has continued to pay Mr. Prout a fair profit on his capital employed since 1880. Mr. W. A. Prout puts the expense per acre of wheat as follows:—

	£ s. d.
Rent	1 5 0
Tithes, rates, and taxes	0 7 6
Interest on 5,000*l.* capital	0 10 0
Expenses of cultivation	3 0 0
Artificial manures	1 10 0
Seed	0 10 0
	7 2 6

The expense of the cultivation is given by him as follows for an acre of wheat:—

	£ s. d.
Ploughing (steam) 10*s.*, coals 2*s.*, man and horse 1*s.*	0 13 0
Dragging and harrowing four times	0 4 0
Drilling	0 2 6
Sowing artificial manure twice	0 1 6
Rolling	0 1 6
Hoeing	0 4 6
Harvesting	0 18 0
Thrashing (5 qrs.)	0 10 0
Marketing	0 5 0
	3 0 0

If we put against the 7*l.* 2*s.* 6*d.*, cost of production, the average price of 7*l.* 2*s.* 4*d.* per acre of wheat, and 7*l.* 13*s.* 9*d.* per acre of barley, and 1*l.* 19*s.* 3*d.* for the straw in each case it will be seen that there is a margin for profit of 1*l.* 19*s.* 1*d.* per acre of wheat, and 2*l.* 10*s.* 6*d.* per acre of barley. The figures for oats are not given, but I think at least a like margin for profit would be shown, so that having regard to the fact that considerably the larger portion of the farm is always in corn, there can, I take it, be no doubt that Mr. Prout's system has since 1880 continued to be profitable to him. Owing, however, to the fall in prices the margin for profit has been gradually getting less. The expenses have continued at much the same figure except that the cost of artificial manure has diminished from 5*s.* to 10*s.* per acre, and the rent of Mr. Prout's land, having regard to the ordinary rent of arable land in the neighbourhood, may now fairly be charged at 1*l.* instead of 1*l.* 5*s.* With the prices for corn that have prevailed since the summer of 1894 even Mr. Prout's system would fail to pay, and it is difficult to see how it can do so unless wheat and barley average about 1*l.* 10*s.* per quarter, or unless straw is saleable at a price which will make up for the low prices of the grain.

Another question that arises is whether Mr. Prout's system of farming has paid better than the ordinary system adopted on arable land. I think it will be evident from the above figures that it has done so, but it would be rash to at once jump to the conclusion that it would be advisable that every farmer of arable land should adopt a similar system. Probably Mr. Prout's system might in some cases be adopted with advantage, but it obviously requires an absolutely free hand as regards course of cultivation, ample capital, and considerable knowledge and skill.

IV.—Fruit and Poultry Farming.

No considerable increase in fruit farming in Vale of Aylesbury or Hertfordshire.

18. Neither the Vale of Aylesbury nor the county of Hertford present any noticeable increase in the way of fruit farming. In the tract of land just under the Chiltern Hills in Buckinghamshire damsons are cultivated to some extent. A farmer from this part told me that he had planted nine acres of damson trees at the rate of 60 to the acre, the cost being 2*s.* 6*d.* per tree, or 7*l.* 10*s.* per acre. He said they did not bring in any return for 10 years, but that last year he had sold the fruit for 155*l.*, the purchaser finding the labour of gathering. In 1894 there had been some injury from the frost, and he only disposed of his crop for 50*l.* The land in question, however, lies outside the Vale of Aylesbury, properly so called, and it is the only case in which I heard of any material increase in fruit growing. Hertfordshire farmers did not appear to consider that fruit growing could with advantage be substituted for the production of corn and meat on their land.

Duck rearing in the Vale of Aylesbury.

19. The most remarkable instance of poultry farming in the district is the duck rearing and fattening industry which is carried on near Aylesbury and in most of the surrounding villages, extending as far as Leighton Buzzard on the one side and Haddenham on the other. I met several of the principal duck fatteners at Weston Turville, Haddenham, and Aylesbury, and endeavoured to learn the particulars relating to this industry. I cannot state how long it has prevailed in the district, but it is clear that it is not of recent origin. The ducks are always of the large pure white, or Aylesbury breed. The persons who engage in duck fattening are generally men of the labouring or small village tradesman class. The number of ducklings reared and sold annually by individuals varies from a few hundred to several thousands. The ducks require constant care and attention all through the spring months, and no one who rears a large number has, during that period, time to engage in any other work; but where a comparatively small number are reared the female portion of the household may do most of the necessary work. Many of those engaged in rearing, however, find time to carry on some other occupation in the autumn months, such as shoe making, or at any rate can earn a little extra money by harvesting and occasional agricultural work. At Weston Turville I was told that about 11 men in that village fattened 1,000 ducks apiece annually, and that about 16,000 or 17,000 were sent from there to London in a year. As a rule the duck fatteners do not themselves keep stock ducks, but buy eggs from farmers or others who keep breeding ducks, so that the breeding and rearing are in different hands. It is a main object of the duck fattener to bring out as many young ducks as he can ready for the market in February or early in March, when the game season is over and the highest prices are obtainable for ducklings. The season for ducklings commences in February and continues till about the end of August, the prices falling as the year advances. In February or March as much as 1*l.* 1*s.* a couple is occasionally obtained for ducklings, and one fattener at Weston Turville informed me that in 1894 he had obtained the very exceptional price of 24*s.*

for a couple, which was the highest figure he had ever reached. The average in March is more usually about 12*s.* or 14*s.* a couple. The carriage and salesman's commission (5 per cent.) for the ducklings are reckoned at about 3*d.* a bird, and duck fatteners commonly estimated that after deducting carriage and commission they would receive on the average throughout the season about 3*s.* to 3*s.* 3*d.* a duck. I am, however, inclined to think that this estimate is rather under than over the mark, for in August, when I visited the district, prices were still as high as 6*s.* to 7*s.* a couple. The prices obtained for ducklings at the Central Poultry Market in 1893 and 1894, as stated in the "Times," are given in Appendix F.

Method of bringing up the ducklings.

20. A small back yard or garden attached to a cottage affords sufficient room for the bringing up of some hundreds of ducklings. Some shedding is required for the protection of the young ducks from the weather, and the ground is usually divided by planks into pens, so as to keep the ducklings of different ages apart. As a rule the young ducks do not go into the water but are supplied with water in troughs or shallow vessels, but in at least one establishment that I visited there was a stream running through the bottom of the ground, and the pens in which the ducklings were kept sloped down into this and allowed the birds to have occasional access to the water.

Duck fatteners have to pay highly for sittings of eggs and sitting hens early in the season. Sometimes as much as 8*s.* to 12*s.* is paid in January for a sitting of 13 eggs warranted fertile, and 4*s.* for a hen. The food for the young ducks consists principally of chopped eggs, rice, greaves, and barley meal. For the rice about 16*s.* per cwt. is paid; for greaves, 12*l.* to 17*l.* a ton; and for barley meal, 9*s.* a sack. At Haddenham Mr. Ludgate, who fattens about 3,000 ducks annually, informed me that he reckoned the cost of greaves purchased by him this year at 100*l.*, of barley meal at 200*l.*, and rice at 9*l.* He said that he owned his own house and land of about four acres in extent. He employed regularly one man to help him with the ducks. He kept about 60 stock ducks for laying, and had a horse and cart for taking the ducklings to the station. He also collected and forwarded to London ducklings reared by other people in the neighbourhood who did not possess a cart of their own, charging 1*d.* a duck for collection and carriage. He added to his "ducking" business the buying of feathers from other people, and he also sold hens' eggs. His view of the business generally was, "We pay our way but do not make a fortune." The young ducks require the closest and most careful attention during the fattening season, especially in the early months, when the weather is cold and inclement. Even with the greatest care a certain proportion are always lost, and there is a risk of occasional large losses owing to disease or unhealthy conditions. A rearer at Weston Turville told me that last year he lost 1,000 out of 2,000 ducks from disease. In some cases I believe the breed has deteriorated owing to inter-breeding, the consequence being that the ducklings suffer from "soft bill" and other ailments. The larger breeders are, however, careful to preserve their stock by the importation of fresh blood. The ducklings are killed at eight to ten weeks old, and are sent to London plucked. The average weight is 7 to 8 lbs. per couple.

Increase in the number of duck rearers.

21. Duck fattening has long been carried on in the district, and I was generally informed, and I have no doubt that it is true, that it has, on the whole, increased of recent years. At Haddenham it was said, "Everybody seems to go in for it. Many "farmers have taken to it on account of the bad times," and it was stated that prices had fallen on account of the increased competition. I think that notwithstanding this, and in spite of the somewhat heavy expenses and frequent risks which attend upon the industry of duck fattening, it pays those who practise it with skill very fairly. The fact that it has increased points to this conclusion, but I was unable to obtain any accounts from "duckers," whom I found rather reticent as to the results of their trading, and who seldom or never keep any books showing their actual outgoings and receipts.

Disposal of the ducklings.

22. The duck rearers do not appear to suffer to any great extent from difficulties in the way of disposing of their produce. The ducklings are consigned to salesmen in the Metropolitan Market, who return to the rearers the price made less 5 per cent. commission. It is always easy to dispose of the ducklings, and there are many salesmen who are willing to take them, so that if any rearer is not satisfied with the dealings of any particular salesman, he has only to send his ducks to another.*

* The Manager of the London and North-Western Railway has courteously sent me the following information with regard to the carriage of ducklings:—"Ducks from Aylesbury, Cheddington, and Marston Gate are "conveyed principally in 'flats,' provided by the railway company, and the rate from those stations to London "is 1*d.* per duck, with a minimum charge of 9*d.* per flat. From Tring the rate is also 1*d.* per duck, but the "minimum per flat is 7*d.* From Bicester, Buckingham, Brill, Wootton, Claydon, and Leighton the rate is "1½*d.* per duck with a minimum of 1*s.* per flat. Very few ducks are sent to London in owners' flats. Those

Possibility of extending the industry to other parts.

23. The question arises whether this more or less flourishing industry could be extended to other parts of the country. The local duck rearers say that it could not. According to their view the water and soil of the district are exceptionally suitable to duck rearing, and there is a local gravel obtainable at Bierton and Long Marston near Aylesbury which is essential to the health of the ducklings. However, this may be, I think it will be evident that the industry could not be largely extended without lowering the prices at present obtained, and I am inclined to doubt if duck rearing, as carried on in the Vale of Aylesbury, being attended with considerable expense, would be remunerative if that were the case. It is to be borne in mind that early ducklings are expensive luxuries, the market for which at a remunerative price is distinctly limited, and which is, so far as I know, not affected by foreign competition. The trade in these respects stands on a different footing from that in chickens and other table poultry.

No material increase in poultry farming except in the case of duck rearing.

24. With the exception of the Aylesbury duck-rearing industry, I did not gather that poultry farming was carried on or had increased to any material extent in the district assigned to me.

V.—Farmers from other Parts.

No immigrants in the Vale of Aylesbury.

25. In the Vale of Aylesbury there are no farmers who have migrated from other parts of the country, and the same remark applies to the more western part of Hertfordshire round Tring.

Scotch and Cornish settlers in Herts.

26. In other parts of Hertfordshire there has been a remarkable immigration of Scotch and Cornish farmers. This is particularly the case in the country round St. Alban's, Hatfield, Hertford, and Hitchin, and appears to have taken place since 1880. On some estates, as for instance the Knebworth Estate, the Scotchmen outnumber the Englishmen, the numbers being nine against five or six. On another neighbouring estate out of 30 tenants there are three Scotchmen and seven Cornishmen. These farmers are no doubt attracted to Hertfordshire by the low rents that prevail there as compared with their own parts of the country, and by the advantages that are offered by the proximity to London. A Scotch farmer to whom I talked complained of the Scotch system of letting farms by tender, which he considered had the effect of unduly enhancing rents. The greater competition for farms in Scotland he said drove many Scotchmen southwards.

Local opinion as to Scotch farmers.

27. There is no doubt frequently a certain amount of prejudice felt and expressed by the native Hertfordshire farmer against the Scotchman who takes a farm in his country. It was often said to me that the Scotch farmers employed little labour, worked the farms out, and were constantly changing from one farm to another. This opinion is, however, not shared by some of those who are most competent to judge. Thus one land agent said to me: "Scotchmen seem to do very well. They employ "plenty of labour and work very hard themselves." Another said, "Scotchmen never "go back to their own country from here. I don't think they run farms out. They "farm very highly and use a great deal of manure." I myself visited several farms occupied by Scotchmen, and was very favourably impressed with the condition in which the farms appeared to be. If it had not been for their immigration I think it probable that more land would have dropped out of cultivation than has actually been the case.

The Scotch system in Hertfordshire.

28. The system adopted by Scotchmen includes, if the farm is near the railway, the growth of potatoes to a considerable extent, and the course is somewhat as follows:—Potatoes, wheat, two years' seeds, wheat, oats, potatoes. Stock is very little kept, unless the farmer goes in for milk-selling, as some do. Manure is bought largely from town.

A Scotch farmer, who had been seven years in Hertfordshire, and who occupied a farm of 200 acres (including 180 acres of arable) some way from the station, gave the following evidence to me:—"I managed to pull through last year (1893). I had a "good crop of hay (seeds), which I sold well. My labour costs about 200*l.* a year. "We plough with two horses, and I work hard myself. My carter ploughs from 7 a.m. "to 12 noon and from 1 p.m. to 5 p.m. They plough an acre a day. I would not "stay here if I could not make a per-centage on my capital." Another Scotchman, who

"which are so sent are delivered by senders at the railway stations and are charged a rate of 22*s.* 6*d.* per ton "from Aylesbury. In the six months May to October inclusive last year, we conveyed from Aylesbury "17,748 ducklings, weighing 36 tons 11 cwt. 1 qr., and for the whole year the total number of ducks (dead) "we carried from Aylesbury was 18,798, weighing 38 tons 17 cwt. 6 lbs. These figures indicate a decrease "compared with 1891, but I have not the exact figures for the latter year before me."

farmed 440 acres, including 70 acres of grass, near a station, said he had started a dairy four or five years ago, and now kept about 60 cows. He said: "I grow potatoes "more and wheat less than I did. I buy over 2,000 tons of farm manure a year, at "4*s.* 3*d.* a ton. I also buy cake and meal. I sold my hay and bought cake and grains "last year. I sold 900*l.* worth of hay. I ground a good deal of my wheat. I think "a good farm near the railway has done well. I grow seven to 10 tons of potatoes "per acre. Potatoes and dairying have helped us. I do not turn the cattle out in "the winter. I keep them in the cow houses. My plough teams are out from 7 a.m. "to noon and from 1.30 p.m. to 5.30 p.m. We feed the horses rather better. The "regular labourers about here are very good. There is plenty of labour." The plough teams on an ordinary Hertfordshire farm come in about 3 p.m. without stopping for the dinner, interval at 12 o'clock, so that it is evident that under the Scotch system about one or two hours' more work *per diem* is got out of the horses. At St. Alban's a Hertfordshire farmer said to me, "The Scotchman lives a bit harder than we do."

The Cornish settlers.

29. Besides interviewing Scotch settlers in Hertfordshire, I met several Cornishmen who have taken farms in this county. Their system inclines more towards stock farming. Thus a Cornish farmer, who held a 520 acre farm in the Hertford neighbourhood, said that his course was wheat, barley, roots, barley or oats, and two years of seeds. He had laid down 60 acres to grass, and he expressed his intention, if the low prices for corn continued, of laying down more land to grass or giving up his farm altogether. He was in the habit of buying calves and selling out fat at $2\frac{1}{2}$ or three years' old, and of selling fat lambs. His labour bill came to 17*s.* or 19*s.* an acre.

General result of farming by Scotch and Cornish settlers.

30. Speaking generally, I should say that the Scotch and Cornish settlers have fared better than the native Hertfordshire farmer, inasmuch as they have been more ready to adapt themselves to the altered circumstances affecting agriculture, and by their thriftiness and personal hard work have succeeded in cutting down the outgoings of the farm. That Hertfordshire farmers have lately been inclined to follow the system of the settlers is evidence that it is better adapted to the present circumstances of agriculture than the methods formerly in vogue.

VI.—Small Farms.

No collections of small holdings in the district.

31. Neither in the Vale of Aylesbury or Hertfordshire was my attention directed to any collections of small holdings similar to those at Minster Lovell and Lambourne in my first district. I am, therefore, unable to offer any very definite evidence as to the possibility of small holdings succeeding in the district with which I am now dealing.

Occasional small farms in the Vale of Aylesbury.

32. In the Vale of Aylesbury, as I have already said, farms average in size about 250 acres, but in many villages there are holdings under 100 acres. The occupiers of these are frequently dealers or carry on some other business besides farming pure and simple. The smaller class of men are very industrious and thrifty. They often sell butter or milk locally, and appear to succeed in making a living. An agent for a large property said he thought that small farmers who employed little paid labour had succeeded the best. As they occupy small pieces of accommodation land, they, as a rule, pay rent at a higher rate than the large farmer, sometimes more than 3*l.* per acre for good land, and consequently they are rated proportionately more highly. The pressure of rates and taxes appeared to be the principal complaint of those men of this class whose evidence I took. Those who occupied grass land alone said they had benefited by the cheapness of corn. Their view generally was that a man might, by dint of hard work and great thriftiness, make a living out of 20 or 30 acres of fair land. They usually employ no hired labour, except in harvest time if they have arable land. Several of those whose evidence I took were illiterate. They have but little capital, and are therefore sometimes forced to make sales at a loss. They find it hard to make headway if they suffer any unexpected misfortune, such as the loss of cows calving. It appeared to me that there is room in most villages for two or three men of this class; that is to say, just sufficient to supply the local demand for milk, butter, eggs, and poultry, but that it is essential to their success that they should be able to obtain land of fair quality and suitable for cow-keeping. Land of inferior quality is unsuitable for such small holdings.

I think holdings of this class have not tended to increase lately. At Aylesbury I was informed that some years ago there were 20 or 30 small farms of 30 or 40 acres each in Long Crendon, but that the land was now in the hands of eight or nine people.

Small holdings in Herts.

33. At Buckland, near Buntingford, in Hertfordshire, I was told that there used to be 60-acre men in the parish, but that they had come to grief. At Sawbridgeworth

the opinion was that farms under 100 acres had not done well. At the Bishops Stortford meeting there were said to be over 20 small holdings of 60 or 70 acres and under in a neighbouring village which had in recent years changed hands frequently, and the general opinion appeared to be that small holdings had lost quite as much in proportion as the larger farms.

Near St. Alban's I heard that there were a number of 60 or 70 acre farms, but that the holders had generally some other occupation besides farming to depend upon. The opinion of the meeting held here was that the depression had affected the small holder more than the large farmer with plenty of capital.

At Royston it was said that there used to be small farms in the neighbourhood, but that they had within the last 20 years been merged in larger holdings.

At Hertford the opinion stated to me was that small holdings had not succeeded, except in the neighbourhood of towns where the holders could obtain other occupation.

Small farms easier to let than large ones.

34. There was a general consensus of opinion amongst land agents that small farms are easier to let than large ones.

At Hertford an agent said that where in the course of his business he had many applications for farms between 100 and 200 acres, he did not have one for anything of the size of 300 or 400 acres. It was also stated that it would be very desirable to subdivide the larger farms if capital were forthcoming for the erection of the necessary buildings, &c.

Open common fields in Hertfordshire.

35. Open common fields, such as were at one time general throughout the country and were cultivated in strips by members of the "village community" of the middle ages, are still occasionally to be found in Hertfordshire. Bygrave Common Field, near Baldock, is an instance of the kind, and it may perhaps not be out of place to state here the conditions upon which it is cultivated, which date from a very remote period, and are of some antiquarian interest. They are as follows:—

1. Two parts of the field to be cropped with white straw crops and one with a fallow crop (either turnips, sheep feed, or bare fallow) in each alternate year.

2. If any straw crop, mangolds, peas, beans, or any other crop (excepting turnips or sheep feed) be grown in the fallow season, the common right owner claims 10s. per acre.

3. When a crop of clover is grown in the ordinary course of farming, the common right owner claims the right to drive his sheep over the crop from the 1st May till the last Thursday in May; if he waives the privilege he makes a charge of 20s. per acre.

4. The common right owner has a right of driving sheep over the stubbles from harvest till the land is broken up.

5. He claims the right of shooting at any time.

There are about nine owners of land in this field.

VII.—Conditions of Tenure.

Yearly tenancy most common tenure.

36. By far the most common form of tenure in the Vale of Aylesbury and Hertfordshire is that of yearly tenancy, though leases are occasionally met with. In former years they were far more common, as I was told at Hertford and Bishops Stortford. Nowadays it is rare for a tenant to ask for a lease. In Herts it is not at all unusual to find tenants holding on a yearly tenancy with no written agreement at all. This is the case on, amongst others, the Earl of Verulam's and Earl Cowper's estates. In some instances the agreement provides for a two years' notice to quit, in others for six months only. The incoming tenant or landlord is usually allowed to enter on one-fifth of the arable land at Lady Day before the expiration of the tenancy.

Restrictions not strictly enforced.

37. Most agreements contain restrictions as to the mode of cultivation and the sale of hay and straw, but these conditions are not strictly adhered to, except in the last year of the tenancy. In Hertfordshire it appears to be in accordance with the custom of the country to allow the sale of wheat straw and the first cut of clover, but in the last year of the tenancy the second crop of clover, hay, and lent corn straw must be left for the incoming tenant at consuming price. In practice, so long as a farmer farms well and brings back a proper quantity of manure, hay and straw are in Herts sold freely without objection; indeed, it is difficult to see how the Herts farmers could have held on as they have done if they were not allowed to sell hay and straw. Where there are written agreements they commonly provide for cultivation on a four or five course system, but such provisions are not usually insisted upon previously to the last year of the tenancy. At Tring, when I asked as to the usual

conditions of cultivation, the reply was, "Farm as best you can," and there were said to be no unduly restrictive agreements in that neighbourhood; or, at any rate, if there were any such, they were not carried out to the letter. At the Aylesbury meeting a farmer present complained that the agreements signed in his district were objectionable, but he appeared unable to specify what the objectionable clauses were.

Save in this instance, I did not hear complaints as to the restrictions contained in farming agreements. I have given specimens of a Buckinghamshire and of a Hertfordshire agreement in Appendix B.

VIII.—Rent.

Average rent and reductions in the Vale of Aylesbury.

38. The Vale of Aylesbury being a rich grass district rents have not fallen there to the same extent that they have on purely arable land. At the Aylesbury meeting the reduction of rent in the Vale was considered to amount to 20 to 25 per cent. generally. On Baron Ferdinand de Rothschild's estate, where the tenants have been treated with great liberality, the reduction is more than this. On the Wotton estate (about 7,000 acres) there was a permanent reduction of rents to the extent of 10 to 20 per cent. in 1887, bringing the figures to about 30*s.* per acre, and in addition to this 12½ per cent. was allowed for some years, and an abatement of 25 per cent. was made in 1893. On a neighbouring estate, which was never very highly rented, there has been a permanent reduction of 10 per cent., and the rents now stand at about 30*s.* an acre. Mr. Druce, in his report on the county, mentions 40*s.* an acre as being paid for the good rich lands in the middle of the county. I think the average rent may now be put at 25*s.* to 30*s.* per acre, the reductions having been from 20 to 30 per cent.; but for accommodation land near a town as much as 4*l.* or 5*l.* per acre is sometimes paid. I even heard of 10*l.* per acre being paid for a small plot of land adjoining the town of Aylesbury.

Average rent and reductions in Hertfordshire.

39. In Hertfordshire a larger reduction has usually occurred. In the Tring neighbourhood it would appear to have been 30 to 50 per cent. from the following figures furnished to me relating to three estates:—

Estate.	Situation and Character.	Acreage.	Rent.		Fall.	
			1879.	1893.	Total.	Per-centage.
		Acres.	£	£	£	
1	In the neighbourhood of Chesham. Chalk hills and valleys on the Chilterns. All arable.	1,416	1,517	832	685	45
2	In the neighbourhood of Tring, extending from top of Chilterns to grass land on the Gault. Upper part arable, lower grass.	1,050	1,689	1,089	600	35½
3	In the neighbourhood of Tring. Nearly all arable, except a small portion in the Vale of Aylesbury.	423	886	551	335	41½
	Total	2,889	4,092	2,472	1,620	39½

Average rent per annum in 1893, 17*s.* 1*d.*

At St. Alban's and Hatfield, where the situation is favourable in respect of railway accommodation and proximity to London, reductions of 10 to 25 per cent. have taken place, and the figure stands at 1*l.* to 1*l.* 5*s.* per acre for good farms.

In the Hertford neighbourhood I was informed that reductions of about 30 per cent. had taken place on good farms, and 50 per cent. on poor farms.

The following are the actual figures relating to six farms in this part:—

Farm.	Acreage.	Amount of Pasture.	Rental.		Reduction per Cent.
			1880.	1894.	
	Acres.		£	£	
1	305	⅙	606	352	41
2	184	⅖	184	115	37
3	129	⅙	170	105	38
4	506	⅑	650	414	36
5	226	⅛	299	200	33
6	86	⅔	142	90	36

Near Bishops Stortford, which is just on the borders of Herts and Essex, it is remarkable that the fall in rental appears to have been less on farms situate in the

former than in the latter county. The amount of reduction in this part of Herts appears to have been about 30 to 50 per cent. It was said that the better land near Sawbridgeworth used to let at 35*s.* an acre, and now lets at about 1*l.* Farms near a railway station would always let well.

With regard to the Buntingford neighbourhood, the following statement was made to me by a competent authority:—"A reduction of 15 to 30 per cent. has been common "in the last two years, but in some cases from 30 to 70 per cent., or what the tenant, "in fact, can pay. The average letting of farm land in Herts 10 to 20 years ago was "20*s.* to 34*s.*, say, 26*s.* per acre for average arable land farms. Rent has now fallen to "10*s.* or 14*s.* as a rule, on farms kept up in proper cultivation, but on poor land, or in "out-of-the way localities, and in cases where the condition of the land and buildings "has deteriorated, rents have fallen to 5*s.* or 10*s.* per acre, or such farms are even let "for nothing, so that the tenant pays the rates, &c. In a general way rents in Herts "have been gradually reduced since 1880 about one-half, and as much as 19*s.* an acre, "including tithe (4*s.* or 5*s.*) is quite rare, whereas that formerly was the minimum."

At the Hitchin meeting it was said that rents had been reduced 30 to 50 per cent., and I was informed that, roughly speaking, land used to let at 26*s.* or 27*s.* an acre and now at 15*s.* Heavy corn land had fallen from 35*s.* to 15*s.*

At the date of Mr. S. B. L. Druce's inquiry in 1881–2, the average rent of farms in the county was stated to be 25*s.* per acre. It will appear from the evidence I have collected that it may now be put roughly at 15*s.* an acre, though more is paid for good farms favourably situated. Taking the county as a whole, and excluding accommodation land, the average reduction appears to have been from 35 to 45 per cent. I have given in Appendix D. further details as regards the rental on certain estates.

Occasional complaints that reductions are insufficient.

40. In Hertfordshire, as elsewhere, I occasionally heard complaints that the good farmer did not obtain a reduction to the same extent as the bad farmer, and that where a tenant remained in his holding rent was not reduced so much as would be the case if he had left and the land were relet to a new tenant. I also more than once met farmers who complained to me that they had had no reduction in rent at all. One such case was that of a farmer occupying land not far from Aylesbury. Another case was that of a large arable farm in the Hatfield neighbourhood, occupied by a farmer who farmed very highly, and paid a rent of 27*s.* an acre, being the same figure that was paid 20 years ago. I am unable to say whether in these cases the land was at the beginning of the tenancy let at a figure below the average.

IX.—Buildings and Improvements by Landlords.

Landlords' expenditure in Vale of Aylesbury.

41. According to the evidence which I heard at Aylesbury the outlay by landlords of capital upon the land has been maintained in that neighbourhood, and on some estates in the district more was said to have been spent of late years than previously. The farmhouses and buildings I saw appeared to be good, but without modern improvements.

Landlords' expenditure in Hertfordshire.

42. In Hertfordshire the evidence on this point differed a little. It was sometimes said that only absolutely necessary repairs and works had been undertaken by landlords recently, in other cases it was said that a large amount had been spent in putting up buildings and making arrangements for keeping a number of cows, and that more in the way of buildings was required and carried out when farms were relet. The farmhouses and buildings which I visited were good. I think landlords are unwilling in the face of the great fall in rental, to spend money on land, so far as they can avoid doing so, but that in many cases they have been forced to make an outlay in order to retain a present tenant or to obtain a new one. Even if the absolutely necessary repairs alone are done, the amount spent bears a larger proportion to the rent than it did before the depression set in. The necessary outgoings in the case of an agricultural estate are so great that they absorb a very large proportion of the income of the landed proprietor, and in some cases after all payments and abatements are made, there is now practically no surplus. The following are figures showing the outgoings on the three estates near Tring, already mentioned:—

	Estate.	Total Rents for 15 Years, 1879–93.	Total Outgings for 15 Years, 1879–93.	Per-centage of Rent absorbed by Outgoings.
		£	£	
1		19,790	7,280	37
2		21,721	8,788	40½
3		11,010	4,578	41½

At St. Alban's the landlords' expenditure and outlay was put to me as being 33 per cent. of the rent.

In Appendix D. I have given some remarkable figures relating to an estate in north-east Herts, of 1,519 acres, from which it appears that, after paying all outgoings the landlord in 1893 only received 375*l.* net from his property, whereas in 1874 he was paid 1,749*l.*

X.—Tithe Rentcharge.

Tithes in the Vale of Aylesbury.

43. I did not hear any complaints on the tithe question in the Vale of Aylesbury. Some of the larger estates there appear always to have been let tithe free.

Tithes in Hertfordshire.

44. In some parts of Hertfordshire I heard considerable discussion as to tithes, more particularly in the districts where the fall of rental has been largest. At Hitchin it was said that the averages on which the tithe rentcharge was based were not fairly taken, and that a very small portion of the corn sold came into the returns at all. The opinion of the meeting was that a septennial average of prices for the purpose of tithe rentcharge is too long, and that it should not exceed three years at the most. Under the present system the charge is maintained at a rate considerably exceeding the proportionate value of the corn produced. Similar views were expressed at Bishops Stortford. At Royston I heard of a farm let at 7*s.* an acre where the tithe amounted to 6*s.* At Hertford the tithe appeared to average 2*s.* to 4*s.* an acre. I did not hear of any case where section 8 of the Tithe Act, 1892, had been made use of for the purpose of obtaining a reduction of the tithe rentcharge.

XI.—Local Rates and Burthens.

Local rates in the Vale of Aylesbury.

45. I heard both in the Vale of Aylesbury and Hertfordshire the usual complaints as to local rates and burthens. At the Aylesbury meeting the general opinion was that the rates had not materially increased in that neighbourhood. That this is true in the Aylesbury Union as regards the poor rate is proved by the following figures which were handed to me by the chairman, Mr. J. Treadwell, and which show the amounts in the £ contributed to the poor rates for the last 10 years :—

Years.	Lady Day.	Michaelmas.	Total.
	d.	*d.*	*s.* *d.*
1884	9	9	1 6
1885	9	9	1 6
1886	8	8	1 4
1887	8	8	1 4
1888	8½	7½	1 4
1889	8½	7	1 3½
1890	6½	4½	0 11
1891	5½	5½	0 11
1892	7½	7	1 2½
1893	8½	7	1 3½
1894	7	10½	1 5½

The following are the actual amounts paid for rates on a farm of 216 acres in this neighbourhood compared with the gross returns :—

Year.	Rates.	Returns.
	£ *s.* *d.*	£ *s.* *d.*
1885	50 4 0	2,074 11 5
1886	56 8 9	1,957 6 1
1887	57 9 0	1,556 13 2
1888	60 9 0	2,275 14 6
1889	40 13 4	1,875 10 3
1890	23 8 11	1,434 19 9
1891	63 8 11	1,986 6 11
1892	31 11 11	1,648 14 4
1893	57 15 8	1,695 16 6
Average for 5 years, 1885–9	53 0 9	1,947 19 1
Average for 4 years, 1890–3	44 1 4	1,691 9 4

In the Aylesbury Union the assessments are based on Schedule A. for Income Tax, with a deduction of 20 per cent.

Assessments for rates not always based on the actual rental in Hertfordshire.

46. In the Bishops Stortford Union the rent was said to be taken as a basis for rating purposes as much as possible, but sometimes a man took a farm for the first year at nothing, the next at 5*s.* an acre, the third at 10*s.*, and that the actual rental could not be applied as a basis in such cases. There were, however, several farmers at the meeting held at this town who stated that their assessments exceeded their rentals. Mr. R. Marsh said "Rents could not be made the basis of rating, for a landlord would rather "let farms at a peppercorn rent than have them on his hands." Rates were not thought to have increased in amount. In the Buntingford Union also I was told that there were many farms assessed at a higher figure than their rental. At St. Alban's it was stated that assessments for rating had not hitherto, but were in future, to be based on the assessments for Schedule A. of the Income Tax. In the Hitchin Union 10 per cent. was taken off the assessments of agricultural land in 1881, and a further 10 to 20 per cent. in 1886, but assessments still frequently exceed the actual rental. Rates were said to have increased.

At Hertford it was stated that in the majority of instances the assessments were based on the rentals, and that as a rule no difficulty was experienced in getting the assessments lowered when the rent was reduced. One farmer remarked that his farm, which was situated in two parishes, was an exception to the rule. When his rent was lowered he succeeded in getting his assessment reduced by the Hertford Union, but the Ware Union would not agree to it. Rates were not considered to have increased.

Assuming that as a rule the rent paid for a farm expresses its full annual value, it seems inequitable that the assessment for rating purposes should in the absence of special circumstances exceed, as it frequently does, the rent, the result being to throw upon agricultural land, as compared with other property, more than its fair proportion of rates.

Actual amounts paid for rates on a farm near Hatfield.

47. The following are the amounts that have been paid for rates since 1880 on a 500 acre farm in the St. Alban's and Hatfield unions rented at 650*l.* :—

Year.	Highway Rate.	Poor, Sanitary, County, and School Board Rate.
	£ *s.* *d.*	£ *s.* *d.*
1880	9 12 0	34 0 10
1881	15 16 0	51 7 0
1882	11 10 3	42 11 3
1883	10 2 7	50 8 5
1884	9 3 11	46 4 6
1885	8 16 9	45 16 6
1886	8 16 3	44 7 4
1887	8 15 11	43 1 3
1888	9 2 7	51 15 10
1889	9 2 2	50 4 9
1890	9 13 6	38 11 6
1891	9 15 8	35 17 2
1892	12 10 6	38 0 9
1893	12 10 6	37 5 5

Tables showing the populations, assessments, and amounts paid for rates in various unions visited will be found in Appendix C.

Feeling against the rates.

48. At every place that I visited I heard a strong expression of opinion that the burdens which agricultural land bears in the way of rates are too heavy, and should be lightened. At Aylesbury it was said "The incidence of local taxation is one of the "most grievous burdens we have to bear." The highway and education rates were particularly objected to at Hitchin. As showing the hardship of the highway rate the case of the parish of Kingswalden was quoted to me which had 23½ miles of roads, none of them main roads, and where the highway rate had been as high as 1*s.* 2*d.* in the £. It was generally suggested that highway expenses should be met by a van and wheel tax, that education should be paid for out of the Consolidated Funds, and that the relief of the poor should be charged on personal as well as real property. At the meeting held at Tring a resolution was passed "that the poor should be maintained "and educated out of Imperial taxation and that highways in this country should be "maintained by a wheel tax."

I do not think it necessary to dwell on the subject of rates at any great length, important though it is, because the complaints of agriculturists on the subject have already been frequently expressed. Additional force is lent to them at the present time when the value of the produce of the land has fallen in, generally speaking, a considerably greater ratio than the local burdens it has to bear, even where those

burdens have fallen instead of increasing as they have done in many cases. The rates were estimated as coming to about 3*s.* an acre generally, and remain very much the same although the value of the produce of Hertfordshire arable land is not now more than half what it was previously to 1880.

A Hertfordshire farmer writes to me suggesting that land should for all purposes be rated on a quarter of its value only, that sporting rights are not adequately rated, and that a competent valuer should be appointed in every union to take the place of the parish officers for the purpose of valuing for rating and adjusting the rates when required.

If such an official valuer were appointed, and he was directed to value on a fair and uniform basis it would remove a considerable amount of the grievance now felt in respect of the system of assessment for rating purposes.

Complaints as to land tax.

49. There was considerable complaint as to the land tax in several parts of Hertfordshire, and it was said to be as high as 20 or 30 per cent. of the rental value, and a revaluation of land for the purpose of the land tax was called for. It was stated to me that in six parishes in the county it amounts to 4*s.* in the £, in one to 3*s.*, in 11 from 2*s.* to 3*s.*, in 15 from 1*s.* 6*d.* to 2*s.*, in 25 from 1*s.* to 1*s.* 6*d.*, in 20 to 1*s.*, in 20 to 1*s.*, and in one to 3½*d.* in the £. In 39 parishes the amounts have not been calculated. The usual amounts payable in large towns are very much smaller.

XII.—The Agricultural Holdings Act.

Opinion upon the Agricultural Holdings Act.

50. The Agricultural Holdings Act was not spoken of with much favour, and was thought not strong enough to sufficiently secure the capital of a tenant who farms highly. From several quarters the necessity for improving the position of the farmer as regards freedom of cropping and compensation for improvements was strongly represented to me. In the Buntingford neighbourhood it was said "Nobody claims "under the Act, it is not used. Those who have left about here had nothing to claim "for." At Bishops Stortford it was said to be hardly known, and that the best thing for a man to do on leaving his farm was to take all he could out of it, but an opinion was also expressed that the Act would have worked well enough if times had been good. At Hertford it was said to be practically a dead letter, and to have principally benefited the lawyer and surveyor.

Amendment suggested.

51. There appeared to be a general feeling that home-grown corn if consumed on the holding should be a subject for compensation, and that the right of the landlord to counterclaim for waste and breach of covenant should be curtailed. It is said that the counterclaim may be increased to a considerable extent by cross-cropping, and small cases of neglect on the part of the tenant, such as the omission to clean out ditches or to brush hedges, although the farm has not been materially injured thereby, and considerable soreness of feeling arises from this cause. The appointment of an official valuer to be paid by the County Council, and to deal with questions of compensation between landlord and tenant was sometimes suggested. In consequence of the low price of corn farmers have recently had every inducement to consume their corn at home instead of selling it, and to save expenses in the way of feeding stuffs. The consumption of corn at home has therefore much increased, and the question of compensation in this respect is of considerably greater importance than it was when the Act was passed. The following figures show the value of home-grown corn consumed on a farm near Aylesbury, comprising 91 acres of arable land and 125 acres of pasture:—

1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
76 7 6	36 13 0	23 12 0	99 14 0	90 18 0	78 12 9	73 18 0	103 5 9	113 8 0

The custom of Hertfordshire.

52. The custom of Hertfordshire secures that the tenant shall receive payment for tillages, and for the second crop of clover, hay, and lent corn straw at a consuming price, but not for improvements otherwise. Wheat straw and the first crop of clover are paid for at market price.

XIII.—Evidences of Agricultural Depression.

Evidences of the depression in the Vale of Aylesbury.

53. The evidences of depression are not so marked in the Vale of Aylesbury as in Hertfordshire. I did not hear of any land being unlet owing to the owner being unable to find tenants, and the changes of tenancy have not been very frequent. On an estate of about 7,000 acres since 1880 16 farms have changed hands. Five of these passed from father to son, and 10 were let to farmers from the district. Another neighbouring

estate is fully let, and I was informed that the farms generally passed from father to son or were taken by men of the labouring class who had saved money.

It would, however, be erroneous to suppose that the depression has not been felt in the Vale. Here, as elsewhere, farmers have been seriously injured by the fall in value of articles of produce, more particularly as regards cattle and milk, and by unfavourable seasons. The fall in rents already mentioned is itself clear evidence of the existence of the depression. There has also been a considerable fall in the selling value of agricultural land though not so much as in arable districts. I heard of a farm of 219 acres of excellent land which in 1872 sold for 12,500*l.*, and was considered ample security for mortgages to the extent of 7,000*l.*, which was in 1894 disposed of for 6,500*l.* only.

Evidences of the depression in Herts.

54. In Hertfordshire the evidences of depression are numerous, particularly in the remoter districts and where the land is poor or heavy. The changes of tenancy have in most places been frequent. Near Buntingford I was told that every farm had changed hands recently, many of them more than once. At Bishops Stortford it was said that the changes had been very numerous, but apparently more so in those parts of this neighbourhood that belong to Essex than in those that are situate in Hertfordshire; indeed, the way in which the depression seems to be intensified as soon as the Hertfordshire border is crossed and Essex is entered is remarkable. In answer to a question whether there had been many changes in the last 10 or 12 years, it was said that in Stansted parish (Essex) after Michaelmas only three old tenants would remain out of a dozen; and in Clavering (Essex), containing 3,694 acres, divided amongst 40 farms, only about four old tenants remained. In the St. Alban's neighbourhood farms were said to be let without difficulty, but changes appeared to have frequently taken place. Near Royston there have been many changes.

Land on hand in Herts.

55. The amount of land occupied by landlords in Hertfordshire is considerable, amounting to over 20 per cent. of the cultivated area. A great deal of this is, I believe, on the landlord's hands, owing to inability to find suitable tenants. In the southern part of the county I was told that most of the land is let, but in the north there are large farms for which tenants are not forthcoming. At Wallington and Bygrave there are 1,000 to 2,000 acres unlet, some of which is practically out of cultivation. At Chishill, Eastwick, and Hadham I was told that there are tracts of land unlet, and there appeared to be a feeling that if matters do not improve all the poorer land must drop out of cultivation. I heard of several farms that were about to be given up at Michaelmas 1894, and which had not been re-let. One of the largest owners in the county has 2,800 acres on hand. It appeared to me that it is only the advantages possessed by the Herts farmer in convenience of railway accommodation and proximity to London that has hitherto kept the poorer land in cultivation at all. Sir John Lawes is of opinion that the smaller landlords, who are less able to withstand the strain of the depression, are gradually becoming extinct, just as the yeoman owners did at a former period. I have, however, not been able to obtain figures to verify this statement.

Depreciation in selling value of land.

56. The selling value of land has, no doubt, depreciated, but here again the situation has prevented prices falling to the abnormal extent that they have done in some counties. The following particulars of recent sales were furnished to me at Hertford by an auctioneer:—On 28th October 1889, H. T., farm near Ware, consisting of 256a. 3r. 27p., and including three cottages, was sold for 3,550*l.*, or about 13*l.* 10*s.* per acre. On 14th July 1890, 179 acres of the same farm were sold for 2,125*l.* or about 11*l.* 7*s.* per acre; and in 1894 50a. 2r. for about 13*l.* per acre. In 1894 A. H. farm was sold at 13*l.* per acre, including houses, buildings, and cottages, which in 1860 cost more than the whole property fetched in 1894. In June 1889 70a. 3r. 10p. at Munden Bury, including farmhouse, premises and three cottages, were sold for 750*l.* or about 10*l.* 15*s.* per acre; and 268a. 0r. 28p., with house and homestead, for 3,100*l.* or about 11*l.* 10*s.* per acre.

Diminution in expenditure by tenants.

57. Another sign of the depression is the undoubted fact, which was mentioned to me in all parts, that, with some exceptions, the expenditure of tenants' capital on the land is considerably less than it used to be. As a natural consequence, the land is less well cultivated and less productive than it might be if sufficient capital were applied to it, but I was told that generally farms had not deteriorated so much in Hertfordshire as in Essex or Suffolk. Except on well cultivated farms, less labour is employed, and in some parts the wages of the labourer have fallen. At Hitchin I was told that wages were now from 11*s.* to 12*s.* a week as against 14*s.* three or four years ago. At Buckland, near Buntingford, it was said they were 1*s.* a week lower last winter than is usual. The labourer, however, appears to have suffered more by the lessened quantity of employment offered than by the fall in wages. In many parts wages have not fallen at all.

Where they have fallen the wage-earner has been to some extent compensated for his money loss by the increased cheapness of commodities. It was said that in Hertfordshire owing to the cheap price of bread, labourers and their families no longer care to exercise the privilege of gleaning after the harvest. The general tendency is undoubtedly towards a lessened employment of labour and a reduction in the money wages paid.

Evidence of tradesmen and bankers.

58. The evidence which I received from tradesmen and bankers all points to the diminution of farmers' resources, and the difficulty they have in finding money to meet expenses. More than one cake and manure dealer complained to me of the difficulty experienced in obtaining payment from the farmers who dealt with them. One said to me: "I never had so much money owing to me by farmers for feeding stuffs as I "have this year. It is very difficult to get money in. Where they used to take three "months to pay they take nine months or a year now." Another remarked: "Men "who used to pay me ready money for feeding stuffs, &c. now take a month, those "who used to pay in a month take three months, those who used to take three months "don't pay at all. We have now 12,000*l.* of debts on our books. We used to have "3,000*l.* or 4,000*l.* only." A banker in the northern part of Hertfordshire gave the following evidence: "We did not see any great difference in our farmers' accounts "until last year. Our deposits then became less by 30,000*l.* Farmers cannot borrow "money now from bankers except on very good security. We sometimes make "temporary advances." A banker in the Vale of Aylesbury said as follows: "We "should not now lend money to farmers except on very good security. Formerly "they obtained advances very readily. Money is not placed on deposit by farmers as "it was, though their current balances are pretty good. We have had some men come "to grief, generally on account of an old debt. Some men have been making money. "There have not been many changes in this district. Farmers are not good men of "business."

XIV.—Causes of the Depression.

Depression attributed to low prices and unfavourable seasons.

59. The depression is everywhere attributed to low prices coupled with unfavourable seasons. At Aylesbury the increase in the cost of labour was also considered to considerably affect the matter. Unfair treatment by railway companies of the English as compared with the foreign producer was also mentioned in several places.

Fall in the prices of milk and butter.

60. In the Vale of Aylesbury, being mainly a pasture district, the fall in the price of corn is less important than that in cattle and dairy produce. Milk has fallen about 15 per cent. from the highest point. The following are the prices that have been given by the Aylesbury Milk Factory for 100 lbs.* of milk:—

1884.	*s.*	*d.*
January and December	9	0
February and November	8	0
March and October	7	0
April and September	6	6
May, June, July, August	5	6
Average for the year	6	11

1888.	*s.*	*d.*
April, May, June, July, August, September	4	6
October and March	5	9
November and February	7	0
December and January	8	0
Average for the year	5	8½

1892.	*s.*	*d.*
April, May, June, July, August, September	4	6
October and March	5	6
November and February	6	6
December and January	7	6
Average for the year	5	7

1893.	*s.*	*d.*
May, June, July, August	4	6
March, April, September, October	5	2
November, December, January, February	7	10
Average for the year	5	10

* A gallon of milk weighs about 10 lbs.

Mr. Herbert Dodwell, of Long Crendon, informs me that the prices for milk sent to London were in 1880 for the winter months 1*s.* 10*d.* per barn gallon (17 pints) and for the summer, 1*s.* 5*d.* In 1894 they were 1*s.* 7*d.* per barn gallon in the winter and 1*s.* 2*d.* in the summer, and he states that the fall in prices in the interval has been gradual and settled.

The production of an average cow may, I think, fairly be put at 500 imperial gallons per annum, which, at 5*s.* 10*d.* per 100 lbs., would realise 14*l.* 11*s.* 8*d.* The cost of keeping a cow in milk probably comes to 10*l.* or 12*l.* a year, so that the margin left for profit, after paying interest on capital and providing for depreciation of stock, is not large, though it is generally agreed that milk selling is more profitable than other branches of farming.

In butter the price was said to be formerly about 16*s.* or 17*s.* to 1*l.* for a dozen pounds, but now only 13*s.* or 14*s.* in the winter; that is to say, there has been a fall of from 20 to 30 per cent.

The prices of fat cattle.

61. Fat steers were said to have fallen recently about 20 per cent. This was the effect of the evidence offered at the meeting at Aylesbury, but notwithstanding the depreciation in price there is reason to believe that on the best grazing land there is still a good profit to be made by fattening beasts where the farmer has sufficient capital and skill to watch the market and breed or buy in to advantage. A farmer who rents some excellent grazing land at less than 30*s.* an acre, and who keeps an accurate account in respect of every beast purchased and sold, furnished me with the following figures as to the result of his farming in this respect:—

1871.

	£	*s.*	*d.*		£	*s.*	*d.*
Cost or valuation price of beasts	3,714	16	0	Price realised by sales	4,284	12	6
Oil cake consumed	41	10	0	Calves	12	15	6
				Butter	67	15	0
	3,756	6	0				
Profit	608	17	0				
	4,365	3	0		4,365	3	0

1888.

	£	*s.*	*d.*		£	*s.*	*d.*
Costs or valuation price of beasts	2,883	7	6	Price realised by sales	4,283	6	0
Cake	46	10	0	Calves	13	11	0
				Butter	112	10	0
	2,929	17	6				
Profit	1,479	9	6				
	4,409	7	0		4,409	7	0

1891.

	£	*s.*	*d.*		£	*s.*	*d.*
Cost or valuation price of beasts	2,998	2	6	Price realised by sales	3,586	13	6
Cake	31	18	0	Calves	24	7	6
				Butter	56	15	0
	3,030	0	6				
Profit	637	15	6				
	3,667	16	0		3,667	16	0

1892.

	£	*s.*	*d.*		£	*s.*	*d.*
Cost or valuation price of beasts	2,538	15	0	Price realised by sales	2,859	18	6
Cake	43	15	0	Calves	13	18	6
				Butter	62	5	0
	2,582	10	0				
Profit	353	12	0				
	2,936	2	0		2,936	2	0

1893.

	£	*s.*	*d.*		£	*s.*	*d.*
Cost or valuation price of beasts	2,172	1	0	Price realised by sales	2,612	13	6
Cake	136	8	6	Calves	27	13	6
				Butter	60	9	0
	2,308	9	6	Agistments	96	0	0
Profit	488	6	6				
	2,796	16	0		2,796	16	0

In 1894 my informant told me he had done very well, having bought in cattle at a cheap rate in the early part of the year. On one beast he had made 8*s.* per week for 23 weeks, *i.e.*, 9*l.* 4*s.*

62. The Hertfordshire farmer, as might be expected, has suffered, more particularly by the fall in the price of corn. I have given, in Appendix E., as an illustration of this the actual figures in respect of corn sold on a Hertfordshire farm for every year from 1880 to 1893. Fall in the produce of arable land.

The following was given me as the result of the farming of 470 acres, by the owner:—

"From 1832–1875 the net returns averaged 750*l.* a year, out of which had to be paid rent, 4 per cent. interest on the capital of 4,000*l.*, and profit, inclusive of the bailiff's salary, 90*l.* Since 1879 the net result on the same land and with the same cultivation has been 210*l.* only instead of 750*l.* The labour bill of about 700*l.* per annum has not varied much. The average sale-value of the wheat and barley off this farm in the period 1864–1874 was nearly 1,100*l.* From 1880–1892 it was only 600*l.*, showing a fall of about 45 per cent. The average price of wheat and barley together in 1863–1868 was 42*s.* 6*d.* per quarter; in 1869–1874, 45*s.* per quarter; in 1880, 40*s.*; in 1881–1886, 33*s.* 6*d.*; in 1887–1892, 30*s.*; in 1893–4, 26*s.* In 1863 to 1874 the average yield per acre was 33 bushels, in the last few years only 27 bushels, owing to inferior weather. In the year ending 1892–1893 the gross loss was 904*l.*, inclusive of rent and interest but without repairs, in the year 1879–1880 in was 1,200*l.*"

A tenant farmer occupying 500 acres, of which 440 are arable, accounts for the depression as follows:—"The average price I got for wheat from 1880 to 1884 was "45*s.* per quarter, but for the purposes of comparison we will take the average for 10 "years from 1880 to 1890, which was 36*s.* per quarter. It will not fetch so much now "by 12*s.* or 14*s.* per quarter, but I will not put prices quite as low as at present, and "we will take the four principal crops I grow:—

	£	*s.*	*d.*
"120 acres of wheat at 4½ quarters per acre, at, say, 10*s.* per "quarter less now	270	0	0
"80 acres of winter oats at 6½ quarters per acre, at, say, 3*s.* "per quarter less now	76	0	0
"160 acres of clover and rye-grass, at 20*s.* per acre less now	160	0	0
"80 acres of potatoes, at, say, 40*s.* per acre less now	160	0	0
	666	0	0
"Against this I put 2,400 tons of stable manure, bought at "6*d.* per ton less now	60	0	0
"Fall in realised produce	606	0	0

"The cake I buy for feeding cattle is cheaper now but this is more than balanced by "the lower prices the cattle realise."

63. Besides the fall in prices of produce sold there has been a very serious fall in the value of all farm stock, so that a farmer whose capital was invested even so lately as 9 or 10 years ago finds that his assets have now largely depreciated in value, and he has in many cases been obliged to dip into that capital in order to keep down current expenses. Loss on capital account.

The following are yearly valuations made by a farmer in the neighbourhood of Bishops Stortford, occupying a farm of about 400 acres, which he gave me to show what his losses in capital had been:—

29th September 1885.

Farm Stock.	No. of Head.	Valuation.			Per Head.		
		£	*s.*	*d.*	£	*s.*	*d.*
Cattle	98	1,301	10	0	13	5	0
Horses	25	728	0	0	29	0	0
Sheep	100	225	0	0	2	5	0
Pigs	12	30	0	0	2	10	0
Hay, fallows, seeds, and roots	—	789	15	0		—	
Wheat, barley, oats, beans, peas, tares, and seeds.	—	1,985	10	0		—	
Implements	—	800	0	0		—	
		5,858	15	0			

29th September 1890.

Farm Stock.	No. of Head.	Valuation.	Per Head.
		£ s. d.	£ s. d.
Cattle	97	1,206 10 0	12 8 6
Horses	26	684 0 0	26 6 0
Sheep	154	451 15 0	2 18 2
Pigs	36	85 0 0	2 7 0
Hay, fallows, roots, seeds, &c.	—	126 0 0	—
Wheat, barley, oats, beans, peas, &c.	—	1,645 0 0	—
Hay	—	130 0 0	—
Implements	—	600 0 0	—
		4,928 5 0	

29th September 1891.

Farm Stock.	No. of Head.	Valuation.	Per Head.
		£	£ s. d.
Cattle	77	830	10 15 10
Horses	26	889	34 3 10
Sheep	164	332	2 0 4
Pigs	13	34	2 12 3
Hay, fallows, roots, seeds, &c.	—	170	—
Wheat, barley, oats, beans, peas, &c.	—	1,523	—
Implements	—	500	—
		4,278	

29th September 1893.

Farm Stock.	No. of Head.	Valuation.	Per Head.
		£ s. d.	£ s. d.
Cattle	72	643 0 0	8 18 7
Horses	25	767 0 0	30 13 7
Sheep	129	262 0 0	2 0 7
Pigs	14	35 10 0	2 10 8
Hay, fallows, roots, and seeds	—	582 0 0	—
Wheat, barley, oats, beans, peas, &c.	—	952 0 0	—
Old hay, second cut clover and straw	—	310 0 0	—
Implements	—	500 0 0	—
		4,051 10 0	

The cost of production.

64. The fall in the prices of farm produce has not been compensated for by an equivalent fall in the cost of production. So far as rent is an element in the cost of production, I have already dealt with this, and it may, I think, be taken to have fallen generally in about the same proportion as the produce, though this is not true universally. for, as I have already pointed out, all farms have not been reduced alike.

The cost of labour.

65. The largest element in the cost of production on arable farms is the labour bill. There can be no doubt, I think, that this item has not fallen in comparison with the prices of produce. In the Vale of Aylesbury, where the wages are 12*s.* to 14*s.* a week, the cost of labour is generally put as being about 1*l.* an acre, but where land is highly farmed it may considerably exceed this figure.

The following are the figures for labour on a farm in this district consisting from 1880 to 1885 of 205 acres of pasture and 91 acres of arable land, and from 1886 to 1893 of 125 acres of pasture and 91 acres of arable:—

Year.	Wages.	Year.	Wages.
	£ s. d.		£ s. d.
1880	283 7 9	1887	276 13 7
1881	270 15 9	1888	268 1 7
1882	275 17 9	1889	272 15 8
1883	284 6 9	1890	258 13 9
1884	281 1 2	1891	262 7 6
1885	267 5 9	1892	266 16 11
1886	282 5 11	1893	265 11 6

In Hertfordshire labour was considered to cost 1*l.* to 30*s.* an acre on arable land, but farmers who economise by keeping temporary leys of seeds for two or three years and by laying down to permanent pasture may bring it below 1*l.* Where potatoes are grown it may reach 2*l.* an acre. On a farm near St. Alban's, consisting mainly of arable land, where winter dairying is carried on, the labour bill was stated to me as being 2*l.* 12*s.* per acre. At Hitchin it was said, "No farmer can make a farm pay if "he pays less than 35*s.* an acre for labour."

It seems clear, I think, that on well-farmed land, notwithstanding the increased use of machinery, the cost of labour has not materially decreased, though it is generally agreed that less labour is employed, on the whole, than used to be the case, and that a great deal of land has deteriorated in consequence.

The quality of labour.

66. I heard many complaints of the deterioration in the quality of labour, though there was some difference of opinion on this point, and some of the best farmers I met said to me that they had nothing to complain of. A Buckinghamshire farmer remarked to me that labourers were as able but not so willing as they used to be. Another said that it took four men now to do work that used to be performed by three men. At Tring there was said to be plenty of labour in quantity, but the quality was deficient. A farmer who had advertised for a rick builder and thatcher, to whom he offered a permanent place, had had no answers. In Hertfordshire the Herts Agricultural Society are endeavouring to improve the quality of labour, and in this year held a number of ploughing competitions in various parts of the county for prizes.

Cost of feeding stuffs and manures.

67. The cost of feeding stuffs and manures have fallen to a certain extent, probably about 10 to 20 per cent., and this has been an unquestionable benefit to the Hertfordshire farmer, but the relief obtained in this way does not compensate him for his loss in the value of corn. A large and successful Hertfordshire farmer said that the reduced price of feeding stuffs had been of more relief to him than anything else.

Summary of the causes of the depression.

68. I think the primary cause of the depression is the fall in prices of farm produce of all kinds, without an equivalent fall in the cost of production. The arable farmer has undoubtedly suffered most on account of the large fall in the price of corn, and especially of wheat, while he is unable to reduce his expenditure to advantage. Recent unfavourable seasons have brought matters to a crisis, and have also seriously affected the grass farmer, who had hitherto not felt the depression so acutely. Capital has been lost, and its want and the consequent deterioration in cultivation has intensified the depression. The Hertfordshire farmer, keenly though he has felt the depression, has not suffered to quite the same extent as arable farmers in other districts, because he has had the advantage of proximity to London, which, amongst other things, has enabled him to sell his hay and straw well and to obtain manure at a comparatively small cost. It is, however, difficult to understand how corn growing can, under any circumstances, be profitably carried on if prices remain at the low level that they reached after the harvest of 1894. I was present on market days in August 1894 at the principal market towns in Hertfordshire, and observed the consternation that prevailed amongst farmers at the low prices that were being offered for corn of all sorts. Everyone seemed agreed that with such prices corn growing in this country was hopeless, and no one seemed to anticipate that prices were likely to materially improve in the near future. At Royston it was said, "We do not know what prices are coming to." The general uncertainty as to prices of all kinds is a very serious element in the situation of the farming industry.

Farmers' accounts.

69. I greatly regret that, owing to the unavoidably short time that I could give to Hertfordshire, I was not able to obtain specimens of farmers' accounts, such as I have added in an Appendix to the Report on my first district. Such accounts are difficult to obtain, for there are few farmers who are able and willing to furnish them. I have, however, set out in Appendix E. an extract from the books of a farmer near Tring. It can, I think, hardly be taken as a fair specimen of ordinary farm expenses and receipts, for the figures on both sides are considerably above the average. I have also given a summary of profits and losses on another farm in the same county.

XV.—Suggested Remedies for the Depression and Recommendations.

Suggestions of an import duty and a return to the malt tax, &c.

70. The remedies suggested in this district were mainly the same as those in the first district reported upon by me. Several farmers of position and intelligence, who had hitherto always been free traders, said that they had been convinced by recent experience that the agricultural interest in England could only be saved by checking the importation of foreign corn and flour. There was a very generally expressed opinion in

favour of an import duty on foreign manufactured articles, the object being more particularly to discourage the importation of foreign flour. A resolution to this effect was passed at the meeting of the Tring Farmers' Club, though one in favour of a duty on corn, pure and simple, was lost. At Bishops Stortford a suggestion was made in favour of a duty on corn, but it was not supported. At the same place a tax was proposed on foreign barley, but a Cornish farmer present said that he should be against that, as he was in the habit of buying a quantity of cheap foreign barley for his cattle, and the proposal was then dropped. At Tring and other places a return to the malt tax was strongly advocated, as tending to raise the price of good barley.

The importation of foreign cattle, it was said, should be prohibited altogether on account of the danger of disease to the flocks and herds of this country.

Remedies suggested at Aylesbury.

71. At the Aylesbury meeting the following remedies were proposed by Mr. Herbert Dodwell:—(1) a return to the malt tax; (2) a more stringent carrying out of the Adulteration Acts, especially as regards milk and dairy produce, and the fixing of a high standard as to the amount of butter fat in milk; (3) that railways should be compelled to carry foreign produce at the same rates as English; (4) the removal of the burthens on land; (5) the prevention of option gambling in wheat.

These proposals seemed to meet with the approval of those present.

Light railways.

72. At Hertford it was suggested that light railways were wanted in England, with the formation of sidings to farms. It was said that there was waste space alongside the roads which could easily be used for the purpose.

Railway rates.

73. Railway rates were frequently a subject of complaint, though on account of its nearness to London and the competition between the various intersecting railways, Hertfordshire and Buckinghamshire probably suffer less in this respect than other counties. A farmer whom I met at St. Alban's complained particularly of the increased rates for the carriage of sheep from the western counties. This farmer, like many others in the county, is in the habit of buying sheep every year from Somersetshire or Dorsetshire. The carriage from those parts has been raised 6*d.* a head, from 2*s.* 3*d.* to 2*s.* 9*d.* As he buys 800 to 1,000 head a year, this is a serious matter to him. At Hitchin it was remarked that fruit was carried to London at a cheaper rate from Calais than from Hitchin. At Royston a corn dealer told me that formerly the corn from that part of the county used to be taken to and sold in Yorkshire, but that as the railway carriage was now 4*s.* a quarter, this could no longer be done. There is a general feeling amongst farmers that they have not been fairly treated by the railway companies, and it was suggested that a cheap tribunal for dealing with cases of undue preference and oppression would be valuable.*

Alleviation of local burthens on land.

74. The alleviation or removal of the burthens on land I have already dealt with (pars. 48 and 49), and I need only add here that in all places I found that there was a very strong feeling that agricultural land is at present too heavily taxed, and that if relief were given in this respect it would be of great benefit to agriculture. It was on several occasions suggested that the recommendations of the Duke of Richmond's Commission on this subject should be carried out.

Marking of foreign meat.

75. It was suggested that all dealers in foreign meat should be required to take out a license, and that either by marking or in some other way it should be secured that foreign meat should only be sold as such.

Marketing of hay and straw.

76. A complaint was made to me that there is a considerable difficulty in marketing hay and straw, and that if it is sent to a London salesman the farmer has no security that he will get the actual price which the stuff has sold for. A farmer, near Ware, writes to me on this subject: "Again, I would urge you to see into the way marketing

* The following figures show the increase in the cost of carriage of corn, hay, and straw from Tiddington (G.W.R.) to Paddington that has taken place since 1892:—

	Old Rates.	New Rates.
	Per ton.	Per ton.
	s. *d.*	*s.* *d.*
Grain—4 ton lots	6 8	7 11
„ 2-ton lots	7 6	9 0
Unpressed hay	12 6	13 4
Pressed „	9 2	9 7
Straw	12 6	14 7

" is carried on as regards hay, straw, potatoes, and all garden stuff, for at the present " time it is quite impossible for any but a regular customer to send any article up. " In regard to hay and straw, the salesmen are dealers as well, and several times " lately some of the most respectable of them have returned a very different price to " that for which they actually sold."

Alterations in the system of farming.

77. The alteration of the system of farming to meet the changed circumstances and the lowered prices of the present day is a process, which as I have already endeavoured to show, is being carried out to a considerable extent. The increase of permanent pasture, the extension of milk selling, the breeding of pedigree stock, the cultivation of potatoes, the sale of hay and straw are all instances of the endeavours of farmers to adapt themselves to the times. The encouragement and facilities for technical education which are now given may assist the farmer in this respect, and I think that in dairy matters many farmers have a good deal to learn. For instance, on more than one Buckinghamshire farm that I visited where butter is made, a separator is not used and the milk is skimmed in the old-fashioned way. None of the farmers whom I visited in the Vale measure or keep a record of the amount of milk produced by each cow in their herd, and they can only tell in a rough way whether a cow is a good milker or not. None of them make ensilage, although the supply of food for their cattle is a matter of the greatest importance to them, and it must constantly happen that a considerable portion of their hay is injured by wet. The butter made is often inferior, and is deficient in keeping qualities.

The British Dairy Association's school near Aylesbury.

78. I visited the school of the British Dairy Farmers' Association at Stone, near Aylesbury, and was kindly shown over it by the manager, Mr. Benson. Cheeses of all kinds are made in this school from milk from farms in the neighbourhood, and specimens of Stilton, Cheddar, Gorgonzola, Wensleydale, Caerphilly, &c. were shown to me. Pupils come to the school from all parts of the country, and each can learn to make the cheese that is peculiar to his or her own district. The manager said that he would recommend any farmer in the Vale who was inclined to go in for cheesemaking to make Stilton, but so far as I know, no cheese is made in that neighbourhood at present. Whether it would pay better than milk-selling is a question that can hardly be decided until it has been tried. It is, however, to be borne in mind that any farmer adopting cheesemaking would, besides what he might make by his cheese, have the whey for feeding calves or pigs, and as it would not be necessary to keep up a supply of milk throughout the winter, his cows would cost less to keep than they do under the system of milk-selling.

Alterations in relations of landlord and tenant.

79. I heard very little in the way of suggestions for alterations in the present legal relations of landlord and tenant, except with regard to the Agricultural Holdings Act and compensation for tenants' improvements. The law of distress as it at present exists was not objected to. It is thought to be as much in the interest of tenants, particularly those with small capital, as against them. A Hertfordshire farmer writes to me: "The law of distress had better remain as it is, as it benefits the many." Generally the feeling between landlord and tenant appeared to be of a perfectly friendly nature.

Game.

80. When the question of game was raised farmers said to me that matters had been much better since the Ground Game Act, and that they had benefited greatly by that Act. The only complaint I heard on the subject was of damage to crops by game from woods adjoining a farm, and it was suggested that the landlord or the game tenant as the case might be should be compelled in such cases to pay for damage done. Generally speaking, little interest was taken in this question, which did not seem by any means a burning one.

XVI.—Conclusion.

Conclusion.

81. In conclusion, I desire again to express my hearty thanks to the numerous persons in the Vale of Aylesbury and Hertfordshire who so kindly and readily assisted me in the inquiry that I was called upon to conduct in these districts, and who thereby lightened the very responsible duties that I had undertaken.

I have, &c.

(Signed) AUBREY J. SPENCER,
Assistant Commissioner.

APPENDIX A.

Notes of Evidence obtained at Meetings. (*See* para. A.)

1. Meeting held at the County Hall, Aylesbury, on the 11th August 1894, convened by the Bucks Chamber of Agriculture.

Mr. J. Treadwell presided, and the following gentlemen were also in attendance:—Messrs. W. Lowndes, (Chesham), Col. Goodall (Dinton), Col. Lee (Hartwell), Messrs. Birch Reynardson (Adwell), P. J. D. Wykeham (Tythrop), R. Fowler (Broughton), R. Gurney (Saunderton), W. Gurney (Chalfont), T. Gurney, C.C. (Hartwell), J. Crouch (Aylesbury), J. Rose (Waddesdon), T. G. Goss (Westcott), T. George (Ashendon), W. Pargiter (Wotton), J. Denchfield (Aston Abbots), D. Elliott, C.C. (Cheddington), Buckmaster (Ivinghoe), F. Roper (Lower Winchendon), Belsham (Bellingdon), S. H. Bell (Weedon), T. Bell (Bierton), J. Hill (Kingston Blount), Jas. Dodwell (Aylesbury), Ludlow and Roots (Dinton), E. L. Wooster (Bledlow), O. Duntling (Waddesdon), Stratfold Read (Saunderton), T. Cook (Betlow), J. G. Dover (Dunton), R. J. Thomas (Aylesbury), G. Fell (Secretary to the Bucks Chamber of Agriculture), &c.

The Conditions of Tenure.

The Commissioner: I am told there are yearly tenancies in this district.

Mr. D. Elliott: Yes; and they want altering.

The Commissioner: Are there any leases?

Mr. R. Fowler: Yes.

Mr. W. Gurney: Some years ago leases were asked for, but now the tenant is only too glad to get rid of them.

Mr. D. Elliott: The land would have been farmed better years ago, if the tenants had had leases, and I think they would rather take leases now than a tenancy for 12 months.

Mr. R. C. Gurney: I do not think you would find anyone willing to grant a lease.

The Commissioner: Has rent in the case of leases been lowered?

Mr. R. Fowler: Yes.

The Commissioner: What are the usual conditions of agreements?

Mr. D. Elliott: The agreements we signed at our place were objectionable. It was said they were the general sort of agreements all over the country.

The Commissioner: What were the objectionable points?

Mr. Elliott: I cannot state the points.

The Commissioner: Well, are there any restrictions put upon the cultivation in ordinary cases?

Mr. J. Dodwell: No, I do not think so.

Mr. W. Gurney: The condition now is "tenant right." All that is on the land now belongs to the tenant.

The Commissioner: Can you tell me the general nature of agreements with regard to restrictions more particularly?

Mr. R. Fowler: I wrote to my landlord and asked if I could break my lease, and he said, "If you farm on you will benefit me."

Mr. W. Lowndes: Mr. Fowler is a good farmer, but where a landlord has to deal with indifferent farmers it is better to have restrictions.

The Commissioner: In the case of a good farmer restrictions are not necessary?

The Chairman: There are a good many farmers who are nominally under the Agricultural Holdings Act.

Mr. Buckmaster: There is a good feeling generally between landlords and tenants.

The Commissioner: What would the average reduction of rent be on good grazing land?

The Chairman: As Chairman of the Assessment Committee of the Aylesbury Union I may say we have had a good many appeals and large reductions of rent.

The Commissioner: Have the assessments fallen so much as 20 per cent.?

Mr. H. Dodwell: There was a committee appointed under the county council with regard to the county rate basis, and for county rate purposes they took Schedule A. of the Income Tax, allowing 20 per cent. off. That tended to raise the assessments in the various unions.

The Commissioner: On grass land the average rental would have fallen about 15 or 20 per cent.?

Mr. J. Rose: I should think 25 per cent.

Mr. D. Elliott: Our land here has gone down 30 per cent. in value in the last two years. That is according to some I had to sell.

The Chairman: I should think the rents have fallen about 30 per cent.

Mr. Wooster: It is not worth cultivating on the Chiltern Hills. In the next five years there will be thousands of acres of second-rate hill land out of cultivation in the country.

Local Rates and Burdens.

The Commissioner: Have the local rates increased?

Mr. W. Lowndes: Considerably so. In the Amersham Union the rates are very high.

The Commissioner: What is the cause of that?

Mr. Lowndes: My parish is included in the urban sanitary district.

The Chairman: I think our rates are slightly lower than they were 10 years ago.

Mr. H. Dodwell: At any rate they are rather less in the Thame Union.

The Commissioner: But have you no additions to the poor rate?

Mr. H. Dodwell: We have the school board rate.

Mr. W. Gurney: Education ought to be paid for out of the national funds.

Mr. H. Dodwell: We say that personalty does not pay its fair share. It ought to pay, either through the medium of a second income tax, or the land ought to be treated at prairie value. Our buildings and houses might be taxed, but not the land, or there ought to be a grant in aid given by the Government.

The Commissioner: Do you refer to all rates?

Mr. Dodwell: All local taxation—the poor rate, the highway rate, and the education rate.

Mr. Wooster: It is a most inequitable, and abominable injustice that we should be called upon to educate and keep the poor, and maintain the roads.

Mr. Lowndes: In the Chesham local board district there are farmers who pay lighting rates and receive no benefit from them.

Mr. W. Gurney: It seems to me that the incidence of local taxation is one of the most grievous burdens we have to bear.

The Commissioner: Have you ever calculated the difference between the amount you paid when the turnpikes existed, and what you pay now?

Mr. Gurney: I think it is about 3*d.* in the £. We do not object to paying for the roads if we use them, but what we do object to is that traders who use them do not pay their fair share. The education rate is also one of the most grievous causes we have for complaint. It ought to be a national burden, paid out of the national purse instead of the local. We have had a shilling rate in our district for some time, and whereas the owner of the biggest mansion in the place is only rated at 200*l.* a year, I have to pay on 400*l.* for my farm, and consequently he pays 10*l.* to my 20*l.*

Mr. Wooster: A farmer's business should be treated the same as any other tradesman's.

Mr. Gurney: We claim to be public benefactors, because we are cultivating land for the benefit of the nation. The people demand a cheap loaf, and owing to that and foreign competition we have to sell wheat for about 1*l.* a quarter, whilst it costs us about 2*l.* to grow it.

Mr. J. Dodwell: The poor rate should come out of the income tax.

Mr. R. Fowler: I pay double now towards the highways to what I did under the old turnpikes.

Mr. Wooster: If a farmer could get 15 or 20 per cent. return on the capital laid out he would not object to the taxation so much, but as it is he does not get any return at all, and yet has to bear all these unjust burdens.

Mr. H. Dodwell: Land in the towns, which is increasing in value, does not pay an increased land tax, but land in the rural districts, which is decreasing in value, still has to pay at the same rate. That is another injustice.

Mr. Lowndes: The tithe on some of my land is 5*s.* an acre and I let it at 15*s.*

Mr. Wooster: I paid 8*s.* an acre for some land some time ago, but if I could have it at the same price now I would not take it.

The Outlay of Capital on Land.

The Commissioner: Has the outlay upon land in respect of repairs been maintained?

Mr. Lowndes: As far as I am concerned it has.

The Commissioner: I have heard that in many cases it is larger; is that so in this district?

Mr. Gurney: In my own case the landlord has been obliged to lay out more owing to change of tenants.

The Commissioner: I suppose the repairs are generally done by the landlord?

Mr. Gurney: The usual custom is for the tenant to keep the place in tenantable repair, and for the landlord to find the materials.

The Commissioner: Is this carried out?

Mr. Gurney: To a great extent.

The Commissioner: Have tenants laid out as much as usual?

Mr. Gurney: If they have got it. But is there any encouragement to a tenant to invest his money in land?

The Agricultural Holdings Act.

The Commissioner: Has anyone here had any experience of the working of the Agricultural Holdings Act?

Mr. Wooster: The only thing we have to depend on really is to maintain a good feeling between landlord and tenant. If I fell out with my landlord I should soon want to go.

Mr. R. C. Gurney: I should like to know how many there are who have been asked to contract out of the Act.

The Commissioner: You cannot contract out of it.

The Chairman: I think the general feeling is that it does not deal exactly as it should with home-grown corn on a holding. That is a very great drawback, for many of us consume all our home-grown corn, and it is hard not to be allowed for it.

The Commissioner: How would you suggest checking the amount of home-grown corn consumed?

The Chairman: That might be safely left to the valuers. In my own case I could produce my books to show how much I had used.

Mr. J. Dodwell: Do not you think that would be rather hard on the incoming tenant?

Mr. Wooster: I should think the incoming tenant would benefit from it.

Mr. W. Gurney: As far as my experience goes, any case between landlord and tenant under the Act has generally gone against the tenant.

The Commissioner: Why?

Mr. Gurney: Because the landlord has the biggest purse, and whatever the tenant claims for the landlord generally makes a bigger claim for dilapidations.

Mr. Elliott: That is my opinion, too.

Mr. Lowndes: Some of my land has been left in such a foul condition that it takes years to put it into good condition again.

The Commissioner: Of course you do not want to encourage bad farming.

The Chairman: The landlord must be protected as well as the tenant.

The Course of Agriculture since 1880.

The Commissioner: I want to know how things have gone in this district since 1880.

Mr. T. Cook: As bad as they can.

The Commissioner: I take it that there has not been much land laid down to grass, because it was already mostly grass. Have farmers grown less wheat than they did some years ago?

Mr. R. C. Gurney: You will find certain land upon which wheat is more profitable than any other crop, because of the straw.

The Commissioner: Less wheat is grown than used to be the case?

Mr. W. Gurney: The returns show that.

The Commissioner: I suppose land has been laid down to grass temporarily?

Mr. Gurney: Yes. I know of land that used to employ 20 horses and 20 men, that at the present time only employs four horses and four men.

Mr. H. Dodwell: You were asking what was the course of agriculture on good Vale land.

The Chairman: The Vale extends 12 miles round Aylesbury.

Mr. Fell: Twelve miles across; six each way.

Mr. H. Dodwell: In the Vale the farmers have not much arable land, and they grow that which will give them the most straw.

The Commissioner: Which do you think the bad times have affected the most, large farmers or small?

Mr. S. Coltman: Small ones, of 30 or 40 acres. Some years ago there were 20 or 30 small farms in Long Crendon, but now the land is in the hands of eight or nine people.

The Chairman: If you asked me who had lost the most money, I should say the large farmers have.

Mr. Elliott: If the land was cut up into smaller quantities, there would be more labour wanted.

The Chairman: I do not see that. If a man has a small farm he works on it himself, and saves the labour of one man; that is why he is often able to hold on.

Mr. H. Dodwell: I have heard it said that peasant farmers employ the most labour, but if they employed as much labour as I do in Long Crendon, there would not be enough labour in the village to be obtained.

Mr. Elliott: Farms do not pay sufficient now for people to be gentlemen and go hunting.

Mr. Dodwell: I believe the actual amount arable land takes in labour is 2*l.* 2*s.* per acre.

The Commissioner: Do you consider that an increase?

Mr. Dodwell: Not in the actual amount paid to the labourers, but as a total, because the cost of machinery has increased.

The Commissioner: But the machinery saves your labour a little?

Mr. Dodwell: We should have to pay more in labour if we did not have machinery.

Mr. Gurney: Last January, when I was expecting to give evidence before the Commission, I went round eight farms of an average area of 200 acres, and found they employed 20 men and three boys. Taking that as a guide, we can reckon about four men to 100 acres.

Mr. H. Dodwell: I employ about 10.

Mr. Gurney: I am speaking of the winter.

The Chairman: My labour bill comes to 2,000*l.* a year for 1,100 acres of land.

The Commissioner: Do any employ more than that?

Mr. Gurney and *Mr. Dodwell* said they employed about the same.

The Commissioner: Of course grass farmers have not suffered so much as arable?

Mr. Dover: During the last two years, 1892 and 1893, we had a great loss on grass land.

Mr. H. Dodwell: Beasts that used to make 6*s.* per stone are sold now for just over 4*s.*

The Commissioner: How about the milk trade?

Mr. Dodwell: That has decreased. The price should be 1*s.* 10*d.* per barn gallon in the winter, and 1*s.* 4*d.* in the summer; now it is 1*s.* 8*d.* in the winter and 1*s.* 2*d.* in the summer. I am not speaking of last winter, for exceptional prices were made then. You must take beef and mutton into consideration as well as milk.

Mr. Wooster: I do not think the grass farmer has suffered so much as the arable farmer has.

Mr. Gurney: Look at the countenances of the arable farmers, and you will see that they are hungry looking men.

The Commissioner: I have not noticed any great difference in the appearance of farmers.

Mr. H. Dodwell: The value of store stock has been decreasing lately; that is, talking independently of any particular season.

Mr. Dover: A stirk is not worth nearly so much now as it was 10 years ago.

Mr. Gurney: The grass farmer has not suffered to the same extent that the arable farmer has done.

Mr. R. Fowler: My grass land has not paid any better than the other.

CAUSES OF THE DEPRESSION AND REMEDIES SUGGESTED.

The Commissioner: Can anyone give me his view of the causes of the depression, and offer any remedy for it?

Mr. H. Dodwell: Low prices caused by excessive foreign competition and by the appreciation of gold, and also aggravated by the depreciation of silver, which leads to wheat being produced by farmers in silver-using countries at a very cheap rate.

The Chairman: I think the increase in the price of labour has also had an effect.

The Commissioner: Do you think the price of labour has increased?

Mr. Gurney: In some cases it has increased as much as 50 per cent. I had as good labour 20 years ago at 10*s.* a week as I get now.

The Commissioner: Wages rose considerably about the time Mr. Arch came about the country. In some cases they have maintained the same level since then, and in others have fallen about 1*s.* In some districts last year they were lowered 1*s.* on account of the bad times.

Mr. Gurney: And perhaps the farmers do not employ so many hands.

Mr. J. Crouch: Wages rose about the time of the Russian war.

Mr. J. Dodwell: I do not think Mr. Arch made much difference to the wages.

The Chairman: If you want a boy on a farm it is difficult to get one, for they are educated to such an extent that they do not care to stop at farm work. Of course I do not blame people for trying to better themselves.

Mr. Wooster: I know parents who would be glad to let their children come to work.

Mr. Gurney: The men are driven out of the parishes, because there are no cottages for them to live in. Near my farm there are three or four men who want to get married, and cannot get a house to live in. Thatched cottages have been pulled down, because they were an eyesore, and nothing has been built in their place.

Mr. J. Dodwell: No, no.

Mr. Gurney: That is a fact.

Mr. Elliott: Cottages are pulled down when great men do not want them. I have known labourers to walk six or eight miles to work.

The Chairman: There is a great objection to people living in a cottage on a farm away from a village.

Mr. R. Fowler: I have a good cottage on my farm, which is away from a village, but they will not come to it.

Mr. Gurney: The migration of the best labourers is a serious question. In my own neighbourhood, which is purely agricultural and arable, during this last year I have signed characters for six or eight to leave the villages. It is because we cannot afford to pay them higher wages that they go to join the City Police, or get employment on the Metropolitan Railway as porters.

The Chairman: The education has done it. It is, undoubtedly, one of the causes of the existing depression.

Mr. H. Dodwell said that the remedies he suggested for the existing depression were a return to the malt tax; more stringent carrying out of the Adulteration Acts, especially with regard to milk and dairy produce; that railways should be compelled to carry foreign produce at the same rate as English produce; that some of the burdens should be taken off the land; and that the option gambling in wheat should be prevented. He laid special stress on the need for more stringent carrying out of the Adulteration Acts, urging that there should be a high standard for milk.

The Commissioner: Would you not run the risk of damaging the English milk trade if you fixed too high a standard?

Mr. Dodwell: No.

Mr. Wykeham said that a very heavy tax had just been put on the land by the increased death duties. It was a most iniquitous impost put on the land just at the time when agriculturists were asking to be relieved of the burdens. The pockets of those who succeeded to estates would be closed for a long time in order to pay the increased duties.

Mr. Gurney: I think the removal of the burdens from land is more important than anything else Mr. Dodwell has mentioned.

Mr. Wooster: The county council has raised our rates and the parish council will do the same. If they were to rate our houses and premises at the same ratio that they do those of other traders I should be satisfied. If the rates were also on a fixed basis we should then know where we stood, but as it is we are always having increased burdens.

Mr. Gurney: In the parish where I live I expect we shall soon have to pay a school board rate of 2*s.* 6*d.* in the £. That is a charge we knew nothing about two years ago.

Mr. Wooster: We have new burdens imposed upon us every year, and sometimes twice in a year.

The Commissioner said he should be glad to see any farmers privately and inspect any accounts, so that he might see how the last few years had affected them.

Mr. Dover remarked that he could see that at the bank.

Mr. Gurney: I should like to ask Mr. Spencer to hold an inquiry in a poorer part of Buckinghamshire. I am the only representative present from South Bucks, and I do not feel that I am able to say everything that might be said. I think an inquiry should be held in South or North Bucks, but I prefer the former. If Mr. Spencer would spend a day in our country I would endeavour to show him something of our poor district. I think an inquiry might be held at Wycombe or Slough.

2. MEETING HELD ON THE 23rd AUGUST 1894, AT THE OLD COURT ROOM, BISHOPS STORTFORD, HERTFORDSHIRE.

Mr. WILLIAM FOWLER, of Moor Hall, Harlow, presided.

The Assistant Commissioner: Is land held on yearly agreements about here?

Some of those present replied it was principally so.

The Commissioner: Are there any leases?

Mr. T. A. Spencer (Clavering): A yearly agreement with two years' notice—that is my case.

Are there any leases still in existence?

Mr. T. A. Spencer: Mine is just out, I am happy to say.

Were leases at any time common in this part?

Mr. T. Ashwell (Much Hadham): Yes; till within the last two or three years.

Nobody would take a lease now, I understand?—No one is anxious.

Are there many restrictions in the agreement as to cultivation?

Mr. R. Gillham (Farnham): There are many restrictions, but very few adhered to.

Then, although there may be restrictions, they may possibly not be put in force till the last year?

Mr. T. A. Spencer: I think if you have to give up your farm they do not forget it then.

Do not you think those restrictions ought to be put in an agreement?

Mr. T. A. Spencer said they varied so. The great point with regard to tenants was that they should have the liberty to do the best they could.

Are tenants allowed to sell hay and straw?—Yes.

Mr. Gillham: The man who sells hay is generally supposed to bring a certain quantity of manure, and the same with the straw.

The Commissioner: And in his last year he probably would not be allowed to sell at all?

Mr. Gillham: Last year's is generally allowed to remain for the incoming tenant.

Mr. T. A. Spencer said as they went in so they went out.

Particulars of reductions and abatements of rent were next asked for.

Mr. Gillham: Rent has fallen considerably, and considerable reductions have been made.

Comparing the present rentals with those of 1880, what would be the difference?—There were several answers to this question. One of those present said 25 per cent., and several others 50 per cent.

Mr. T. A. Spencer said he knew some very large holders close to him who had been reduced 60 or 70 per cent., principally heavy land. He thought the average rent of land in the district was 50 per cent. less than it was 14 years ago.

Mr. Gillham: I came into this part 10 years ago, and the property I entered then is now reduced one-half; I know that for certain.

Mr. T. A. Spencer: I have just re-hired my occupation at about a half.

Mr. W. Spencer (Stansted) said the new man got the reduction, but the old one could not do so well.

The Commissioner: Have there been many changes of tenancy during the last 10 or 12 years?—Oh, yes: all round. Many men who used to farm had given up.

Mr. W. Spencer said he believed in Stansted after Michaelmas there would only be three old tenants remaining out of about a dozen.

In reply to further questions, the Commissioner was informed that where tenants had left the district their places had principally been taken by strangers, Cornishmen and Devonshiremen, but there was scarcely a Scotchman in the district, although there were several in the neighbourhood of Hatfield, Herts. In Clavering, Essex, a parish of 6,300 acres, and containing about 40 farms, there were only about four old tenants. In Farnham parish there was said to be only one who had been there more than 10 years.

Asked what had become of those who left the farms, the general answer given was that they were dependent on the Royal Agricultural Benevolent Institution, while one farmer remarked that they had gone to the dogs.

To the question whether many farmers about here were becoming bankrupt, an answer was given, "They are all bankrupt."

The incidence of local rates and other burdens on the land was then discussed, and in reply to the Commissioner's question—

Mr. Gillham said the assessment was reduced, but still there was not a great difference in the payment, because if they were lower they paid more in the pound.

The Chairman observed that from Mr. Pringle's report it appeared there was great complaint in Essex about the assessments being too high.

The Commissioner asked how the assessments were taken, and Mr. T. Ashwell replied that they were taken to a certain extent on the rental, but that was not the basis altogether.

Mr. Gillham thought in all probability it would be found that the rateable value was far above the rental.

The Commissioner: Are there any cases about here where farmers are rated above their rental?—Several voices "Yes."

Mr. Gillham was of opinion that nearly half were rated above it. If farms were not rated above the rent there would not be many rates paid.

Mr. T. Ashwell said in the Bishops Stortford Union they took the rent as a basis as much as they could, but sometimes a man took a farm the first year for nothing, the next year for 5*s*., and then at 10*s*., and these temporary provisions had to be considered. He would say some were a trifle under and some a little over the rental.

Mr. T. A. Spencer said they tried to get the whole land in the union on a fair basis. Asked how he arrived at that value, Mr. Spencer said they had to go back a long time. In the Saffron Walden Union they were assessed at considerably above their rent.

Mr. T. Ashwell said his farm had been let for 15 years at 19*s*. per acre, while over the hedge was a farmer farming his own land, who went to Quarter Sessions and swore he could not let it at 8*s*. per acre.

The Commissioner: As I gather, rates have not increased in amount, although they are probably more in the pound?

Mr. T. A. Spencer did not think the rates had increased. A farmer present remarked that in the Dunmow Union, which he said was worse than Stortford, it took a bigger cheque to pay them.

Mr. Gillham said he had taken a farm in Essex for nothing, only for cultivating it. He took it of a tenant who had lived in it for years for cultivating t, and after that he had to pay 5*s*. an acre for it. How were they going to rate that if they took rent as the basis?

Mr. R. Marsh (Canfield) considered they could not make rent the basis for rating, for a landlord would rather let farms at a "peppercorn rent" than have them on his hands.

With regard to the question whether land should bear rates, Mr. W. Spencer considered it should not, as they did not tax another man's machinery, but only rated his premises.

Mr. T. A. Spencer remarked, as to the labourers that they were bred and educated in the villages. They then went away to the towns and cities, where other people had the use of them, but returned to the villages when worn out, and then the villages had to keep them in their old age. That being the case it seemed that the rates ought to come out of the Imperial Exchequer.

The Commissioner remarked that one difficulty in paying out of the Imperial Exchequer was that it was thought likely to encourage extravagance.

Mr. T. A. Spencer said the public would then pay their proper share of the rates. Another suggestion was not to rate the land, but to put it solely on the house and buildings, the result of which would be that the manufacturer in the town would pay very much more in proportion than he did now. They did not care which way it was done as long as the land was relieved of it.

Mr. Gillham expressed an opinion that if money was sent to the parishes they would spend it better than the county councils did.

Mr. T. Ashwell said the Herts County Council were paying their roadmen three or four shillings a week more than farm labourers earned, and that caused great dissatisfaction. They kept them all the summer, and would not let them go out to do harvest.

It was stated that roadmen in Farnham were paid the same as Mr. Gillham's labourers.

Mr. T. Ashwell said in his parish the county council men were being paid 14*s*. or 15*s*.

As to the question of tithe, Mr. T. A. Spencer did not think it a question they could discuss, as the owner paid it. There was no doubt it was a very great hardship, and undoubtedly required re-adjusting. It was the price of oats which kept the tithe up. The price of oats had never got so much cheaper in proportion as either barley or wheat.

The Chairman said tithe was not so high in Herts as in Essex.

Mr. T. A. Spencer said another thing which told against the way in which the average was taken was that the returns were made when the corn had perhaps been sold two or three times over, and there had been two or three shillings per quarter carriage on it.

The meeting next considered whether the outlay of capital on the land had been maintained. The Commissioner was informed that since the depression buildings had not been kept up as before.

Mr. T. A. Spencer said he considered the land tax was one of the hardest things pressing upon the land at the present time. In many cases land tax paid 2*s.* per acre and the land was let for 5*s.*, which amounted to about 40 per cent. on the value of the land.

The Commissioner supposed there was not much land hereabouts let at 5*s.*?

Mr. T. A. Spencer said there was plenty let at 10*s.*, then there was 5*s.* an acre tithe.

Mr. Gillham said there were thousands of acres which did not pay 2*s.* or 5*s.* in the way of rent.

In reply to further questions the Commissioner was told that the buildings could not be kept up, there being no money with which to do it, but in many cases, where there were rich landlords, they were kept up very well.

Mr. Gillham said there were many landlords in the neighbourhood who spent every penny of the rent in keeping up the places. They did not pocket anything out of it. Tenants had not been able to spend money on the land as they used to do.

The Commissioner concluded this meant that the land was not farmed so well as it used to be.

A Voice: "Not half, I know it 'aint."

Mr. T. A. Spencer said he had 29 acres of land adjoining his farm which originally let at 29*l.* a year, the tenant paying tithe. He had hired it for 6*l.* a year, and the landlord paid the tithe.

Mr. Gillham asked if the landlord did repairs.

Mr. T. A. Spencer replied that there were none—only two or three gates.

The Chairman thought it would be interesting to know if there was much land in the district absolutely neglected.

Mr. T. A. Spencer did not believe there was a great deal. Seventeen acres out of the 29 mentioned he would not cultivate, as it was poor heavy land not worth cultivating.

The Chairman having referred to the large amount of land uncultivated in Essex, was told there was nothing like that in this district.

With respect to the working of the Agricultural Holdings Act, *Mr. T. A. Spencer* thought it was hardly known in this neighbourhood. Things had come to such a pass that one could only get on as best one could, and the landlord said nothing about it. The Act was all very well, but when he took his farm 14 years ago he preferred not to be under it. For his part, if he was going to leave his farm, he would ask for no favours, and would not leave any.

The Commissioner: Would you take it all out as far as you could?

Mr. T. A. Spencer: There is no mistake about it.

The Commissioner: Is it not better for a man to remain in and get paid for it?

Mr. T. A. Spencer: There is no encouragement, because the landlord comes in with a bigger bill for dilapidations, and then it is all lost. The best plan for a tenant is to take all he can out and say nothing. I had my farm on a private agreement, which I much prefer to the Agricultural Holdings Act. I believe the Agricultural Holdings Act would have worked very well if times had been good, but if it fell to the landlord to take the farm the tenant got nothing.

The Commissioner remarked that according to the Act the landlord was bound to pay.

Mr. Gillham said if a landlord took another tenant in it was a different matter, but if the landlord took it himself he tried to get something to balance the account.

Mr. T. A. Spencer did not think the Act was of much use. They wanted more liberty to do the best they could.

The Commissioner remarked that the next matter for consideration was the course of agriculture since 1880. Had there been any alteration of the system of farming since that time?

Mr. M. Burls (Elsenham) said there had not.

Mr. T. A. Spencer: I should say they began by cross-cropping, and so on, 'till they could not grow anything at all.

Another farmer present said much of the land had gone to grass.

The Commissioner asked if there were any farmers who had done well, as compared with others, or had they all done equally badly?

An answer given was, "The more you farm the more you lose."

The Commissioner asked if the large holders suffered to the same extent as the smaller ones? Were there many small holders of 60 or 70 acres about here?

Mr. W. Spencer: We are getting to that, but have not had time to see how it turns out.

Mr. M. Burls: They work a little harder than the labourers, and are not quite so well off.

Mr. T. A. Spencer: There are over 20 of these small holdings in our village which have changed hands during the last 20 years. He did not know that a large farm was more difficult to let than a small one, but men with capital fought shy of it.

It was stated that farmers with families did not now make their sons farmers, but sent them to town or something else. What was, it was asked, to become of farmers in the future?

Mr. W. Spencer said there were very few instances of farmers bringing up their sons to the same occupation.

The Commissioner said in Scotland all the farmers brought up their sons to the farm, and as they could not get enough farms they went elsewhere.

Mr. T. A. Spencer remarked that the Scotchmen did not bring much money with them. As to the expenses of labour they were about the same. They used a little more machinery, and the men did a little less work, which came to about the same thing.

As to whether the labourers were as well off as they used to be, one of those present said they were a good deal better off where they were employed. There were no able-bodied men unemployed at this time of the year.

Mr. J. Welch said they could not get enough labour in the Dunmow district.

Mr. Debenham (Albury) said the labour they got now was of much worse quality than it used to be, and—

Mr. Gillham added: They are kept at school, and when they come out they are too fine about their clothes, and so on.

Mr. M. Burls thought it was not simply the wages which drew the labourers to the towns, but the attractions.

Mr. Gillham thought that could be got over if they could get 40*s.* for their corn.

Mr. W. Savill (Clavering) said new wheat was selling at 18*s.* to 21*s.* per quarter on that market that day.

Mr. Gillham said sheep and cattle, as well as wheat, were just on the same footing, for the foreigner seemed to beat them all round.

Suggested remedies was the last of the questions for discussion, and—

Mr. Gillham said they wanted a tax on foreign corn.

Mr. Welch wanted a duty on everything that came from abroad.

Mr. Savill did not think it was any use discussing protection, because he did not believe they would get it.

Asked if taxing foreign flour would help the farmer, some of those present said it would not—the millers would have it.

Mr. Gillham thought a bonus of 5*s.* a quarter given on wheat would help the farmer.

Mr. T. A. Spencer was in favour of brewers being made to say what their beer was made of, and—

Mr. Savill considered that every farmer ought to be allowed to brew beer for his own men. He spoke of the facilities afforded for the carriage of American corn, and said wheat was sometimes brought over for ballast.

It was the opinion of the meeting that the Great Eastern Railway treated farmers very fairly.

3. Meeting held at the Victoria Hall, Tring, on the 24th August 1894, convened by the Tring Branch of the Herts Farmers' Club.

Mr. Herbert Grange, Chairman of the branch, occupied the chair.

The Assistant Commissioner asked if the land in the neighbourhood was usually held on yearly tenancies:

Mr. F. J. Brown: Yes.

Mr. Fowler (Broughton): I have a lease, I would not farm without one.

Mr. Brown: But yearly tenancies are the rule in the immediate neighbourhood.

Mr. Bedford said in this part the people would not take a lease.

The Commissioner asked if that used to be so.

Mr. Pratt: I do not think so.

The Chairman: It was never common here.

The Commissioner: What are the ordinary conditions as to cultivation?

Mr. Pratt: Farm as best you can.

The Commissioner: Surely there are conditions.

Mr. Bedford: We farmed as we liked last year.

Mr. Brown: There are conditions, but they are not strictly adhered to.

Mr. J. Clark: If they were, farmers would have to leave their farms.

The Commissioner: Are there any agreements unduly restrictive?

Several voices: No, not about here.

The Chairman said generally farming was on the four-course system.

Mr. Brown: But it is customary to go to a fifth course, finishing with a crop of oats.

The Commissioner asked if hay and straw was allowed to be sold?

Mr. Bedford replied in some cases.

Mr. Dwight said if they sold a ton of wheat they were supposed to replace it with two tons of dung.

Several farmers said the agreements were hard if carried out to the letter, but they were not.

The Commissioner: What is the average amount of reduction and abatement of rents since 1880?

The Chairman said the average reductions were about 20 to 25 per cent., including remission.

Mr. Fowler thought the rents were nearly the same as in 1857.

Mr. Fulks disagreed. They had gone down 30 per cent. in the Tring district.

Mr. Brown said the land might be divided into up hill, medium, and low land. Of these, uphill farms had been reduced in many instances 50 per cent.

With regard to local rates it transpired that farms were assessed in proportion to the rents.

Respecting the highway rates, Mr. Crouch said that the farmer in the local board area had no reason to complain, as his proportion was only one-fourth.

Mr. Bedford thought it unfair to tax a farmer on his rent. A tradesman, although making larger profits, may be only assessed on 25*l.* or 30*l.* rent, while the farmers had to pay rates on his 500*l.*

The Commissioner: How should the rates be borne?

Mr. Crouch suggested that all charges should be borne as Imperial taxation.

The Commissioner asked about other burdens, as tithes and land tax.

Mr. Crouch said there was no tithe in that parish; it was commuted some years ago.

Mr. Brown said that land tax was about 1*s.* in the £ between 350*l.* or 400*l.* being collected in Tring parish.

Mr. Ashby: The tithe is paid at Northchurch to the landlord, and varies from 4*s.* 6*d.* to 5*s.*

Mr. Crouch was of opinion that the old poor should be better cared for than they were at the present time. He should like to see throughout the country the out-door poor relieved by Imperial taxation. So much could be given to be distributed in the district.

Considerable discussion ensued respecting highway rates, Mr. Crouch strongly advocating that they should be met by the wheel tax, a feeling shared by the meeting, it being held that farmers did not wear out the roads.

Eventually the Chairman put to the vote the following resolution, which was carried:—"That the "poor should be maintained and educated out of "Imperial taxation: and in regard to highways that "in towns the present system should be maintained, "but in the country the highways should be maintained "by a wheel tax."

The Commissioner next inquired as to outlay of capital on land, and if landlords' improvements were kept up?—Yes.

On large estates?—Yes; and small ones too.

Do farmers spend as much on their land?

Mr. J. Clark replied that they had up to about two years ago. Farms were as well farmed as they used to be.

The Chairman said that large farmers had been able to maintain their cultivation, but smaller ones, of course, found it difficult.

Mr. Bedford: The great difficulty is to get labour.

The Commissioner: Is there scarcity of labour?

Mr. Bedford: Yes; there is plenty of a sort; but no good. If you want a good carter or milkman you cannot get them; they will not do Sunday work.

Mr. Ashby mentioned that he had advertised in two local papers for a rick-builder and thatcher, but did not get a single reply.

Mr. Carr stated that there were a great many men out of work, but they were no good for farmers; they were no use except for relief work.

Mr. Crouch concurred.

The Commissioner inquired if as much was spent on labour as formerly.

Mr. Crouch replied that his labour bill had greatly increased. He spent about 2*l.* an acre. At one time he spent less.

The Commissioner: Do you employ more men to do the same amount of work than you used to?—Yes.

Do you regularly employ more men?—Yes.

Mr. J. Clark: Taking an average up to last year we employed more hands than in 1880.

This statement was generally agreed to.

Mr. Fowler said he did not spend so much on labour although wages had increased. He used more machinery.

Mr. Crouch replied that he occasionally hired a binder, but he had not reckoned it in his labour bill. His farm was arable.

Mr. Dawe said that if they did not use machinery they would not get the work done at all.

In reply to the Commissioner as to the working of the Agricultural Holdings Act, it was stated that the subject had been discussed by the Tring Farmers' Club.

The Chairman stated that the general feeling was that the consumption of home-grown corn should be allowed for in claims for compensation made by the outgoing tenant; also that some arrangement should be made for claims to be simultaneously made by tenant and landlord.

Mr. Brown suggested that an official valuer should be appointed, whose expenses would be paid by the county council.

The laying down of permanent pasture was considered, when the Chairman said the feeling of the meeting was that if they could not make terms with their landlord they could plough the land up.

In reply to the Commissioner as to whether there were many farms to let in the district, it was stated that there were several to let on the Ashridge estate, the farmers being unable to give the rents required.

Mr. Spencer asked if people were coming here from other parts to farm, such as Cornishmen or Scotchmen?—No; they could not live here if they came.

A comparison of the receipts of 12 years and now was next considered.

The Chairman said he found by his books that his gross receipts had decreased by 4*l.* an acre since 12 years ago. This included hay, stock, &c. Everything was sold off the farm now, which was different 12 years ago. His bill for labour and machinery was about the same. Rent was 25 per cent. less, and feeding stuff cheaper. His gross receipts then were 12*l.* 10*s.* per acre; now, were only 8*l.* 12*s.*, which meant a decrease of 900*l.* a year.

Mr. Fowler expressed his astonishment that anyone could show a greater return than 10*l.* per acre.

The Chairman said his books would bear out his statement; if his neighbours practised book-keeping they would get the correct thing.

On the Commissioner inviting suggestions for remedying the depression.

Mr. Fowler was in favour of reverting to the old malt tax, and a resolution to this effect was passed.

Mr. Howard thought that a duty on foreign flour would improve matters.

Mr. Fulks declared for a duty on all foreign corn.

Eventually a motion in favour of taxing foreign corn was lost, but Mr. Howard's motion, for a tax on foreign flour, was carried.

Complaint was made as to the administration of swine fever regulations, and it was recommended that pigsties should be kept in a sanitary condition.

4. Meeting held at the Town Hall, St. Albans, on the 24th August 1894.

There were present among others Messrs. H. Bailey, W. Smith, A. J. Sherriff, N. Rix, W. Hitchcock, H. J. Toulmin, J. Barker, F. W. Silvester, J. T. Patience, and W. Muir.

The Commissioner commenced by asking if it were the practice in this locality to take farms by lease.

Mr. Bailey said he had been holding his farm by a lease of 21 years. This was about to expire, and he would not take a lease at any price now. If things got better, he might think about it. The majority of the agreements nowadays were merely verbal.

Mr. Spencer: Are there many restrictions put in the agreements?

Mr. Bailey: The old restrictions, practically the same as we used to be subject to.

Mr. Rix: We simply go on the custom of the country. I thought it was the usual plan to give two years' notice.

Mr. Spencer: Have you personally any written agreement?

Mr. Rix: No, there was no written agreement; if there were, I never signed it.

Mr. Spencer: And if any question arises, you simply say that you go by the usual custom?

Mr. Rix: Yes, last year's receipt is enough.

Mr. Spencer: What are the reductions of rent about here?

Mr. Bailey: My own impression is that the average is from 20 to 25 per cent.

Mr. Rix: Is that from the highest point?

Mr. Bailey said that Mr. Smith and Mr. Muir agreed with him that the average was about 20 to 25 per cent.

Mr. Spencer: What is the reduction in your case?

Mr. Bailey: In my case I only get 10 per cent.

Mr. Rix mentioned that the Scots farmers were very great competitors in this neighbourhood.

Mr. Spencer: But they do not give much rent, do they?

Mr. Rix: Indeed, they do.

Mr. Bailey said he believed they grew a large number of potatoes, but he would back his sheep against their potatoes.

Mr. Spencer: Do you buy your sheep?

Mr. Bailey said he had a few Dorset ewes, but he had bought some lambs. The fat lambs paid as well as most things.

Mr. Spencer: The Scots farmer goes in for potatoes and oats, I suppose?

Mr. Bailey: Potatoes, oats, wheat, rye grass, and clover.

Mr. Spencer: How do Scotsmen manage to make it pay if Englishmen cannot?

Mr. Bailey: Do they make it pay?

Mr. Spencer: I suppose they would not stop at a farm year after year if they did not get something out of it.

Mr. Bailey: There's one thing, Scotsmen live a bit harder than we do.

Mr. W. Smith: At certain times of the year they employ less labour.

Mr. Bailey said that at harvest time they did not stand for labour. There were many Scotsmen about here who stopped for four or five years, and then the landlord might take his land to do what he liked with it for what they cared.

In answer to another question Mr. Bailey stated that fruit and vegetables had been tried, but were a poor success. There was practically no market for any quantity of them.

Mr. Bailey said that Mr. Reynolds had a local market for his vegetables, but he (Mr. Bailey) had tried them to a certain extent, and could never get rid of them. Fruit was the same. They had, however, a good many cherries.

Mr. Spencer: Cannot you get rid of them?

Mr. Bailey: Yes, we send them to Manchester.

Mr. Spencer: Do you use the regular course; that is, the old "five course"?

Mr. Bailey: Turnips, barley, seeds or clover, wheat, and winter oats.

Mr. Spencer: Do many farmers practise that?

Mr. Bailey: Yes; they do round us; nearly all of them.

Mr. Spencer asked whether they found that small holdings were affected by the depression as much as the larger farms.

Mr. Bailey answered that he thought they were more so. He could give them an experience. His bailiff, a very thrifty man, saved between 300*l.* and 400*l.*, and Mr. Gibbs, the member for the division, let him a farm of 34 acres. He died a pauper.

Mr. Spencer asked if there were many small farms about here?

Mr. Bailey replied in the affirmative. He said he could also give another instance showing how the depression had affected small farmers. A man had about 60 acres of his own land. He had not only to mortgage it, but absolutely lost his home and his land as well.

Mr. Spencer: Then you think the small holder has lost more in proportion to the large farmer with plenty of capital?

Mr. Bailey said he certainly thought so. But the large farmers were also affected. Some had been working on their capital for the last three years, and each year they had come out with a balance-sheet showing their loss to be considerable.

Mr. Spencer asked what the rates were in this division?

Mr. W. Smith said that in the Sandridge district there were two school boards, and therefore the rates were rather high.

Mr. Bailey said that his rates were about 35*l.* a year.

Mr. Smith said that on 600 acres he paid about 20*l.* a year, which was, he thought, rather heavy.

Mr. Spencer: The assessments have generally been lower?

Mr. Hitchcock: Yes.

Mr. Spencer: Are the assessments based on actual rental?

Mr. H. Smith said he thought they were going to be, but at present he believed they were assessed on what the committee thought they would reasonably let for, not the actual rental.

Mr. Bailey thought so too.

Mr. H. Smith said he believed the committee had used their own judgment, but had made inquiries as to rental.

Mr. Smith: What they (the farmers) wanted, was for their land to be rate free. They would not mind their houses being rated, but let their land be rate free.

Mr. Hitchcock said he entirely agreed with Mr. Smith there.

Mr. Smith went on to say that he thought the farmer was not treated fairly, as the business man in town did not pay nearly so much in rates as he did. Their farm yard and rick yard with the live and dead stock was only their stock in trade, just the same as the goods in a warehouse, nothing more.

In reply to a question by Mr. Spencer with regard to what they proposed as a remedy for the depression in the agricultural business, Mr. Smith suggested that there should be a duty on foreign manufactured flour.

Mr. Bailey said that in a written statement which he had handed to the Commissioner he also suggested this.

Mr. H. Smith said he thought that there should be a duty on all foreign corn, or a bounty should be given to the farmers. Something would have to be done. He saw that a farm of 200 acres, freehold, which had cost 5,000*l.* only a few years ago, had sold for 1,450*l.* That showed they were going to beggar the country, unless the Government would step in and do something.

Mr. Bailey said that many mills throughout the country were standing still, and in consequence the offal of the flour was very expensive.

Mr. Spencer: But that is only a very small matter.

Mr. Bailey: Oh, it is more than that.

Mr. Spencer: How much do you spend in offal during the year?

Mr. Bailey said that he paid Mr. Sherriff a good deal every year.

Mr. Spencer: 20*l.* or 30*l.* a year?

Mr. Sheriff: More than that.

Mr. H. Smith: I have had to pay more for the offal than for the corn itself.

Mr. Bailey said he thought that a bounty would be the best.

Mr. Rix thought that was hardly a practicable proposition.

Mr. Muir said that if the Government found the farmers 1*l.* for every acre it would help to keep them on the land. A pound for each acre of wheat grown would encourage them a great deal.

Mr. Bailey said it was certain that something must be done, or the land would go out of cultivation. Good useful barley could be got now at 11*s.* a quarter.

Mr. Sherriff said that was quite right. He should prefer it to English barley for some purposes.

Mr. Spencer: But you would get more for your own?

Mr. Bailey: I should get 1*l.*

Mr. Spencer: What do you consider the lowest price at which it would pay to grow wheat?

Mr. Bailey: I put the limit at 40*s.* It should never fall below that.

Mr. Spencer: But if the prices were raised, would you not have to pay much more for labour?

Mr. Rix: No; now that the prices are low the price of labour is, if anything, increasing.

Mr. Spencer: What do you pay per acre for labour on your farm?

Mr. Bailey: 27*s.* per acre on mine.

Mr. Rix said his opinion was that there should be fair trade. His idea of fair trade was, that if England took the corn of other countries duty free, then they should take English manufactures free of duty; and that if foreign countries refused to do this, then England should tax the corn.

Mr. Spencer asked how they found the Agricultural Holdings Act worked in this neighbourhood.

Mr. Rix: That is a dead letter.

Mr. Bailey said that it worked very well, but was not sufficient to protect them.

Mr. Patience said there was a decrease in the price of milk of 4*d.* on the barn gallon. They used to get 1*s.* 7*d.*, but now they only got 1*s.* 3*d.*

Mr. Spencer inquired as to the winter price, and—

Mr. Patience answered that whereas they used to get 1*s.* 11*d.*, now they only received 1*s.* 8*d.* and 1*s.* 7*d.*, and then they had to pay the railway charges.

Mr. Bailey mentioned that there was another thing which told materially against the farmers, that was the increase in the railway rates. There was an advance in the rate for sheep of 6*d.* per head. When that was levied he and others absolutely refused to pay. The price of conveying a sheep from Bridgewater or Dorchester was 6*d.* a head dearer than it used to be. This told pretty considerably on them when they had got seven or eight hundred or a thousand sheep. Many people who used to send them by railway now sent them by road. He bought eight hundred or a thousand a year. He expected to have six or seven hundred come in this month.

Mr. Spencer asked what was the total rate of carriage per head.

Mr. Bailey: 2*s.* 9*d.*

Mr, Silvester said he had sold some wheat that day at the lowest price on record. It was certainly not a very good sample, but it only fetched 19*s.* a quarter.

Mr. Spencer asked if there were many farms about here which had been unoccupied for any length of time?

Mr. Bailey said there were not many. Still, one of the best farms in the neighbourhood was in the market for nine months. He would not have taken it if it were rent free.

Mr. J. Barker said that if he had no rent to pay he would have a good try. His opinion was that the great cause of this depression was the great competition they had with the foreigner.

5. Meeting held at the Magistrates' Court, Hitchin, on the 28th August 1894.

Mr. Francis Delmé Radcliffe presided. There were present Baron Dimsdale, Mr. William Ransom, Mr. Alfred Ransom, Commander Fellowes, R.N., Mr. Miller (Offley), Mr. Overell (Codicote), Mr. J. H. Tuke, Mr. O. G. H. Lockhart, Mr. J. N. Saunders, Mr. John Ell, Mr. William Hill, Mr. William Pope, Mr. James Shilcock, Mr. William Sworder, and Mr. Henry Clarke.

Mr. Spencer asked for information on the usual conditions of land tenure in the neighbourhood.

Yearly agreements he was told were the rule here, and leases had not been common for a long period.

Baron Dimsdale said leases had practically been abandoned. They were not asked for to any noticeable extent in the district.

The Assistant Commissioner asked if the usual rotation of crops was adhered to.

The Chairman said no. The rotation might be set forth in the agreements, but it had not as a rule been insisted on lately.

The Assistant Commissioner: What is the average reduction of rent?

The Chairman: I should think about 40 per cent. The reductions vary according to the nature of the land from 35 to 50 per cent.

Baron Dimsdale said a farm which was once let at 30*s.* an acre was now let at 13*s.* an acre, and the tenant wanted the rent further reduced to 8*s.*

Mr. William Ransom, a member of the assessment committee of the Hitchin Union, said he thought the depreciation in value was from 30 to 40 per cent. in the case of good land and in the case of inferior land quite 50 per cent.

The Assistant Commissioner: Are the assessments based on the actual rentals?

Mr. W. Ransom said they were not. The assessment was often above the rental.

The Assistant Commissioner: Have the local rates increased?

Mr. W. Ransom: Not much, I think, in places where there is no school board.

Mr. John Ell: The highway rates have increased.

Mr. W. Ransom: The poor rate has been reduced.

The Assistant Commissioner: What about the incidence of the rates?

The Chairman said they would like to have all rates taken off the land if it could be done.

Commander Fellowes spoke of the hard case of the parish of Kingswalden, which had 23½ miles of roads, none of them main roads, and where the highway rate had been as high as 1*s.* 2*d.* in the pound Brewers, millers, and builders used the roads a good deal, and the farmers had to pay the cost of the repairs.

Mr. Ell said there had been a considerable increase in the cost of the roads in Henlow parish since the turnpikes were done away with.

The Assistant Commissioner: What would be the fairest way to charge the maintenance of the roads?

Commander Fellowes: The county should pay for the maintenance of them all.

Baron Dimsdale: The county should be treated as a whole.

Mr. Clarke said he had to pay for the maintenance of the roads, though he only kept one wheelbarrow.

The land tax was the next subject referred to. The Chairman said, roughly speaking, it was in this part of the country about 10 per cent. of the rental.

Mr. Lockhart pointed out the great inequality of this tax.

A farmer stated that on his farm of 200 acres, the land tax was 28*l.*, on another farm of 300 acres it was 5*l.* 8*s.*

Mr. Saunders said an explanation of some of the inequalities complained of might be found in the occasional practice of charging the whole land tax to one particular plot on a sale of land.

Baron Dimsdale said they would like to see the land tax abolished.

As to tithe, Mr. Alfred Ransom said the averages on which the tithe was based were not fairly taken, only the best corn was returned.

Mr. Sworder remarked that the returns of sales were a mere farce.

Mr. Pope: A very small proportion of the corn sold comes into the returns.

Mr. A. Ransom: The septennial average is too long.

Baron Dimsdale: A period of three years would be quite enough.

Mr. Lockhart thought even a shorter time would be better.

The meeting was of opinion that the period should certainly not be longer than three years.

As to outlay of capital by landowners, the Chairman said no expenditure beyond that for necessary repairs had been incurred; anything beyond that was in these depressed times quite out of the question.

Baron Dimsdale said the outlay had been artificially kept up by the pressure brought to bear by occupiers on their landlords.

Mr. William Ransom observed that the farm homesteads were, so far as he knew, kept in as good order as ever.

With regard to outlay of capital by tenants, they were, the Chairman said, in the same position as the landlord; they had not got the money to spend, and there was not so much capital put into the land as there used to be.

The meeting had no specific reform to suggest with regard to the Agricultural Holdings Act, but was of opinion that everything possible should be done to give the outgoing tenant compensation for his unexhausted improvements.

The cost of manual labour on the farm was, by common consent, put down at an average of 35*s.* an acre per annum. Less labour was said to have been employed since the introduction of Scotch and Cornish farmers, and the increased use of machinery.

Mr. Hill said that 25 years ago his labour bill was larger than now. Wages at present were 12*s.* a week. They were for some three or four years as high as 14*s.* a week in this district.

A farmer said that his labour bill was 500*l.* for 290 acres, that is 35*s.* an acre. Twenty-five years ago he spent more. A farmer could not make it pay if he spent less than 35*s.* an acre on labour. There was enough labour to be had in the district, but no men were out of work last winter.

Not much land had been laid down to permanent pasture here, and the Chairman said he believed there was as much grain and as much wheat grown in this immediate neighbourhood as ever there was.

Mr. Lockhart mentioned low prices and foreign competition as the chief cause of the depression.

Taking labour and machinery together, Mr. Alfred Ransom was of opinion that the cost of production had increased during the last 20 or 30 years, and Mr. Ell and others confirmed this, though feeding stuffs were said to have fallen about 50 per cent.

As to the remedies that should be applied, Baron Dimsdale pointed out the importance of a cheap tribunal which would settle disputes between the railway companies and their customers with regard to rates; and he declared that cattle and meat were carried from New York to London by way of Liverpool at a cheaper rate than cattle and meat sent from Cheshire to London. Fruit, too, was conveyed at cheaper rates from Normandy to London than from Kent to London.

Mr. Ell said he had been told by one who was well acquainted with the subject that onions were conveyed from Antwerp to Manchester more cheaply than from Arlesey or Biggleswade to Manchester.

Mr. Clarke said produce was carried at cheaper rates from Calais to Covent Garden market than from Hitchin.

Baron Dimsdale urged that the local rates should be equally divided between landlord and tenant.

In answer to the Assistant Commissioner, the Chairman said farms of from 150 to 200 acres were most in request, and that if money was to be had to pay the necessary expenses, landlords would like to divide their farms further.

6. Meeting held at the Bull Hotel, Royston, on the 29th August 1894.

The Assistant Commissioner first inquired as to the usual form of tenure in the district.

Mr. Rivers R. Smith (Royston) said most of the leases which formerly existed had run out.

Mr. Hall said most tenancies were now yearly, with one or two years' notice, whichever was preferred. As to conditions inserted in agreements several of those present said these were not insisted upon; if a landlord got a good tenant he did not grumble.

Mr. J. C. Wilkerson said the four-course system had generally given place to a five-course system. Sale of hay and straw would be generally allowed.

The Commissioner asked what was the practice with regard to compensation for unexhausted improvements.

Mr. James Bullen said he did not think this was put into the agreements very often.

The Commissioner asked if the tenant had capital put into his holding; was he sufficiently secured when he went out of it?

Mr. Bullen: Yes, if you have notice long enough so that you can take it out yourself.

The Commissioner: You do not think the custom would give you that?

Mr. Bullen: Not in Hertfordshire or Cambridgeshire, I think.

The Commissioner: What would you say has been the average reduction or abatement of rent in this district?

Mr. Bullen: I should think 35 per cent.

Mr. Pigg thought it was more than that.

Mr. Rivers R. Smith said there was a difference on the Hertfordshire and Cambridgeshire side of the district.

The Commissioner said he was rather asking about Hertfordshire, which was the county he had now to inquire into.

Mr. Page (Sandon) said he got 15 per cent.

Mr. E. C. Fordham said the fall in rents for land given up and re-let since 1880 would be as much as 60 per cent. he thought.

Mr. Bullen thought the reduction had been greater on large holdings than small.

Mr. N. Humphrey on the other hand thought it had been as great on the smaller farms.

The Commissioner said he supposed the large farms were more difficult to let?

Mr. Page said there were more people who had money to take a small than a large farm.

On the other hand Mr. Edward Pigg said he should think a man could work a 400 or 500 acre farm at less proportionate expense than a small farm if he had the capital to do it. A large farmer with plenty of stock had not lost so much as a small one.

The Commissioner asked if there were no small holdings about here, such as a man could do with his own labour.

Mr. Rivers R. Smith said there were a great many in Bassingbourn some 20 years ago, but as time went on they became merged in the larger farms.

Mr. E. Pigg said there were also some in Barkway 25 years ago—holdings of 40 or 50 acres, but these were now merged in the larger farms.

Mr. J. C. Wilkerson said that small holders could not have the use of machinery the same as on the large farms.

The Commissioner next proceeded to the question of local rates, and asked if these had increased in amount.

Baron Dimsdale said there had been an increase during the last 10 years.

Mr. Page said there ought to be but very little rates on the land at all now.

It was stated that assessments were not based on the rental in the Buntingford Union.

Mr. E. Pigg said he thought land ought to be rated in a fairer way than it is now. It should be treated as the farmer's raw material, and the rating put upon the buildings only, just as in the case of other businesses.

Mr. R. R. Smith said at present a man in a town might be making an income of 500*l.* a year, and only be rated on his 50*l.* house and buildings, while a farmer with 500 acres at 20*s.* an acre was rated to the tune of 1*s.* on all the 500*l.* Then, taking the highway rate, the farmer paid largely upon that, and the tradesman used the roads, and only paid on an assessment of 50*l.* against the farmer's 500*l.* Bicycles should be taxed.

Baron Dimsdale said the Government hesitated when there was a proposal to introduce the wheel tax before, and they must press for it from the outside, if they thought it would be fairer. If they thought so they would be quite right in asking the Commissioner to put this into his report.

Several of those present concurred in this.

Baron Dimsdale said they might go as far as to say that the education of the people being a national object the cost ought to be provided from national and not from local funds.

It was suggested that the septennial average for tithe was too long.

The Assistant Commissioner asked whether there were any cases here where the tithe was more than two-thirds of the rental.

Mr. Rowley said he understood that one farm not far from Royston was let for 7*s.* an acre, and the tithe upon it was 6*s.*

The Commissioner asked if the outlay of capital on land was continued; did landlords keep up the buildings as they used to do?

Mr. Pigg: I should say that the landlords have to do more than they used to do.

Baron Dimsdale: If they did not they would lose their tenants.

The Commissioner asked if there had been many changes of tenants since 1880, to which it was answered that there had been a great many changes in some parishes.

The Commissioner asked if there was much land unoccupied in this part of Hertfordshire.

Mr. John Jarman said there was a great deal unoccupied in the neighbourhood, and *Mr. R. R. Smith* said the landlords in some cases were farming it themselves because they could not get tenants. Chishill, just on the border, and Wallington, were mentioned as parishes with a large tract of land unlet.

It was next asked by the Commissioner how the Agricultural Holdings Act worked in the neighbourhood.

Mr. Pigg: It is of more benefit to the lawyers and valuers than to the farmers.

The Commissioner then asked for any suggested remedies.

Mr. Jarman: The only remedy is better prices.

Mr. E. O. Fordham: Why not rate the American cornfields?

Mr. Jarman: I should like to do so.

Mr. Coningsby: He means protection.

Mr. Jarman: Yes, but call it by some other name. The foreigners will go on and ruin themselves, and do us no good. I think that bimetallism would do something, as at present, owing to the difference in the exchange value of the rupee, the farmer in India could pay for his labour with a coin that was worth 2*s.* there and sell his wheat in England at the value of 1*s.* 2*d.*, and so sell his wheat at 20*s.*, against which the English farmer could not compete.

The Commissioner asked what was considered the price at which wheat could be grown at a profit.

Mr. Jarman and others said they would be glad to get 40*s.* a quarter.

Mr. R. R. Smith thought 48*s.* would be nearer the mark.

Mr. Jarman said it was not grass land in this neighbourhood as a rule. There was no doubt less labour employed on the land now than formerly, but it was because the farmer could not afford to pay for it, for there ought not to be less.

It was remarked, in reply to further questions that the labourer had not suffered much by the depression; though the wages of the labourer had fallen about 2*s.* on an average since 1880, and were 10*s.* to 11*s.* now. It was also remarked that the labour account was not lessened by machinery; the chief difference being that the labourer did not now have to work quite so hard as before machinery was so generally used.

Mr. Jarman said when he first began farming he got in his corn, without machinery, for 1*s.* an acre less than now, with a thousand pounds worth of machinery. Instead of breaking it as they did in years gone by not the labourers were now in favour of machinery.

As to railway rates it was remarked that there was strong ground of complaint that foreign produce was carried so much cheaper than English.

Mr. Jarman said he had been told by a gentleman that he could get wheat from New York or Chicago (he forgot which) to Hertford at less carriage than from Royston to Hertford.

Mr. E. O. Fordham said even railway rates in America were much lower. For instance, when in Chicago recently he found that from Chicago to New York, roughly one thousand miles, wheat could be carried at something less than from Ashwell to King's Cross.

It was remarked that a duty on flour would keep a great deal of work in this country, while at the present moment you could buy a ton of wheat at the same price as a ton of bran. A license should be required for the sale of foreign meat.

Mr. Jarman said he could say that he had lost 1,100*l.* last year on a farm of 1,000 acres, and made no interest on capital.

It was remarked that the farmers in that neighbourhood paid three times more rent than Wiltshire farmers, and that the latter had better crops last year.

A Farmer: "The price of store sheep has risen, and that is against us. We like to buy cheap, and fat out. This is not a breeding district."

The land in the neighbourhood was said not to lay down well to grass.

7. Meeting held at the Dimsdale Arms, Hertford, on the 1st September 1894.

Mr. A. H. Smith, M.P., presided, and about 30 persons were present, amongst them being Baron Dimsdale, Mr. W. Chamberlain Mole, Mr. C. E. Longmore, the Mayor of Hertford (Mr. A. Baker), Mr. G. Garratt, Mr. G. E. Palmer, Mr. T. Campkin, Mr. A. J. Sherriff, jun., Mr. H. J. Hurford, Mr. J. Harrington, Mr. J. W. Duvall, Mr. R. Thorowgood, Mr. W. Pollard, Mr. F. Evelyn (Bengeo Temple), Mr. Walker (Essendon Bury), Mr. Cooper, Mr. T. Wilson (Harpenden), Mr. W. Sworder, and others.

The Conditions of Tenure in the District.

The Commissioner remarked that he understood the usual tenancy in most cases was a yearly one.

A Farmer pointed out that no one took a lease of a farm at the present time.

The Chairman said he only knew of one farm in the district which was held on a lease.

Mr. Longmore remarked that years ago leases for seven, 14, or 21 years were the form of tenure, but the form in vogue now was mostly a yearly tenancy.

The Commissioner asked whether there was a general freedom extended to the tenants to sell the hay and straw?

Mr. Walker said it was the custom for the tenant to sell the hay and wheat straw, but not the Lent corn straw.

Reductions and Abatements of Rent.

The Commissioner asked whether any gentleman could give a general idea as to the amount of reductions and abatements of rent granted in the Hertford district?

Baron Dimsdale: From 50 to 60 per cent.

Mr. Walker: No, from 20 to 25 per cent.

Mr. Evelyn remarked that the majority of the land about the district belonged to Mr. Abel Smith, who no doubt found that his rents had gone down to half what they were seven years ago.

The Chairman: The poor farms are 50 per cent. and the better farms 30 per cent. lower than they were.

Mr. Walker said he should think that the general reduction, taking the whole of South Herts, would be about 40 per cent. That was not, however, the case as regarded the farm held by him. He was giving it up at Michaelmas, and the rent was to be raised. Twelve years ago the rent was fixed, and now it was to be raised. The farm consisted of about 400 acres, and was now let at 1*l.* per acre. A Scotchman had now taken it.

The Commissioner: I suppose the average rental is not more than 15*s.* per acre?

Mr. Walker: In South Herts it is more than that. The reduction is less there.

The Incidence of Local Rates and Burdens on Land.

The Commissioner asked whether the local rates had increased?

Mr. Longmore: The Exchequer contribution grant has reduced the rates somewhat.

Mr. Walker said it was his opinion that during the last year or two the rates had been lower.

In reply to the Commissioner, it was stated that in the majority of instances the assessment was based upon the rental, and as a rule no difficulty was experienced in getting the assessment reduced when the rent was lowered.

Mr. Palmer remarked that his farm, which was situate in two parishes, was, however, an exception to the rule. When his rent was lowered he succeeded in getting his assessment reduced by the Hertford Union, but the Ware Union would not agree to it.

The Commissioner: What is the opinion of the farmers about the rating question and as to the charges on land?

Mr. Longmore said the general opinion seemed to be that personal property should bear a greater share of the rates than it did now. There were a great many persons who lived in houses rated at from 50*l.* to 100*l.* a year who drove about in their carriages and used the roads, but paid very little towards keeping them up, whereas the agriculturists, who drove about very little indeed, bore all the cost.

It was suggested that a wheel tax should be imposed.

Mr. Garratt could not see why the farmer should have to maintain the police, for he got less attention from that body than any other class, although his property was a great deal more exposed.

In answer to a question by the Commissioner, it was stated that the tithe amounted to as much as 10*s.* and 12*s.* an acre in some parts.

Mr. Evelyn said the matter of tithe was one which did not really interest the farmer to any great extent. Farms taken within the last three or four years had been in the majority of instances taken tithe free.

The Chairman: I find the tithe on my farm is about 2*s.* 4*d.* an acre.

Mr. Evelyn: I think it is 3*s.* 6*d.* on mine.

It was said to be unfair that land when laid down should pay the same tithe as before.

The Mayor of Hertford said the land tax was extremely heavy in some places, ranging from 2*s.* to 3*s.* an acre.

Mr. Longmore said it ran up to 4*s.* in some places, the maximum at which it was fixed by Charles II.

Baron Dimsdale said that the county council at one of its meetings passed a resolution in favour of the land tax being abolished.

The Outlay of Capital on Land.

The Commissioner asked whether the outlay of capital on land by the landlords and tenants had been maintained.

Mr. Walker: Both landlords and tenants have lost their capital.

Mr. Evelyn said he believed the outlay of capital had been reduced all round. Where originally 10*l.* an acre was laid out on the land, only 5*l.* was spent on the same purpose now. Landlords could not afford to lay out their capital now.

The Chairman said he thought it might be said that in some cases a large amount had been spent by landlords in putting up buildings and making arrangements for the keeping of a large number of cows, as some persons had entirely changed their system of cultivation.

Mr. Sworder said he knew of many instances where this had been done.

The Commissioner: Where farms have lately been let, has more been demanded of the landlord?

Mr. Sworder: Oh, yes; more buildings, and that sort of thing.

As to the investment of capital in the land by the tenants, it was the general opinion of those present that the amount was less than it used to be.

The Chairman said that a great many landlords, in their desire to get tenants and to get their farms let, had taken tenants with less capital than they used to. They were obliged either to do that or to farm the land themselves.

The Commissioner: Then it seems that a smaller amount of capital is put into the land than previously.

A Farmer: Those who have the capital have the sense to keep out of farming.

The Course of Agriculture since 1880.

The Commissioner asked whether the course of agriculture had altered very much since 1880; had much land been laid down to grass?

Mr. Hurford: Yes, a great deal in many districts.

Mr. Walker: Yes; but only the clay and bad working land.

Mr. Garratt said he thought but very little grass land had been laid down, for the simple reason that grass would not take.

Mr. Sworder: It goes down in three and four year lays.

Mr. Hurford said that taking a radius of 10 miles in East Herts there had been a great deal of land laid down. He himself on Mr. Buxton's estate had laid down 200 acres, and in some parts where the land was not easily get-at-able the grass did not grow long enough to cover a lark. After being ploughed up it took four or five years to get it into growing condition again. His experience was rather against laying down grass.

The Commissioner asked whether there was much land in the district entirely out of cultivation.

A Farmer: Practically only a few fields.

The Commissioner: Is much land occupied by landlords because they cannot get tenants?

Mr. Hurford: Plenty between here and Stortford, especially at Eastwick and Hadham.

The Commissioner: Because tenants cannot be found?

Mr. Hurford: Because suitable tenants cannot be found. I know land let at 2*l.* 2*s.* an acre some time ago, and tenant paying the tithe, now let at 12*s.* an acre and the landlord pays the tithe.

Mr. Mole said there was some land out of cultivation in the parishes of Standon and Hadham. A good deal had been laid down to grass and grew very little; in fact, nothing would grow on it unless a great deal of capital was invested.

The Commissioner: Is less labour employed than was formerly the case?

Mr. Mole: Less labour, but it costs more money. We have fewer men, but we have to pay higher wages. My labour sheet is much higher, and it is a difficult matter to get good labour.

The Chairman said there could be no question that less labour was employed than formerly.

Mr. Palmer said a man came to him who lived eight miles from Hertford, and asked for a job, and told him that the farmers employed no labour on their grounds, remarking that the crops were sown and never weeded, and consequently the ground was one mass of weeds.

The Commissioner: Have the farms diminished in size of late years?

The Chairman: I think a moderate sized farm is easier to let than a large one. A farm of 200 acres will let easier than one of 400 acres.

Mr. Evelyn gave it as his opinion that there had not been much reduction in the size of the farms.

Mr. Duvall said that in the course of his business where he had had many applications for farms from 100 to 200 acres he did not have one for anything of the size of 300 or 400 acres. He had plenty of applications for 100 acre farms, but there did not appear to be many to let.

The Commissioner: And how have the small holders done?

Mr. Cooper: Worse than the large holders.

Mr. Sworder: Yes, worse than the labouring man.

Mr. Cooper: Of course, where they are near towns and can do something besides farming, they do better.

The Commissioner: Then it is not the opinion here that the small holders have done better than the larger ones?—No.

The Agricultural Holdings Act.

The Commissioner said the next point he desired to obtain some information upon was the Agricultural Holdings Act.

Mr. Duvall: It is practically a dead letter.

Mr. Garratt said he was of the same opinion, and in support of this contention he urged that 17 years ago he had six months' notice to leave a farm, and could get no compensation for the capital he had put into the land, although he never had less than 4,000*l.* to 5,000*l.* on the land. Then on another farm he held under a gentleman present that afternoon he gave notice of claim under the Act, and immediately he did so the landlord gave a similar notice, and he (the speaker) got nothing out of it.

Mr. Longmore said his opinion was that the Act simply benefited the lawyer and the surveyor. In cases where any equitable settlements were arrived at they would have been come to just as easily without the Act.

The Causes of the Depression and suggested Remedies.

The Commissioner: And what are the causes of the depression stated to be?

Mr. Longmore: The opinion of the agriculturists is that free trade is the sole cause.

Mr. Wilson: But prices did not go down until years after free trade came about.

The Chairman: The general opinion is that it cannot pay to grow wheat at present prices.

Mr. Evelyn: We want 40*s.* a quarter to make it pay.

Mr. Longmore: And what rent could you pay then?

Mr. Evelyn: 1*l.* an acre, including tithe.

Mr. Palmer: Yes, I think that is about it.

Mr. Garratt said that in 1863 wheat was selling at 36*s.* a quarter. He believed that fictitious prices in the wheat trade were responsible for a great deal of the depression. Directly there was a "boom" wheat was purchased in large quantities, and directly afterwards the price went down. Peace all over the world had also been productive of plenty, and wheat was now so easily obtainable from foreign parts. Nothing except the course of events would ever make better prices than now prevailed. Railway rates were also against the farmer and the producer of English wheat. At the present time it cost 1*s.* 3*d.* a quarter to get wheat from Baldock to Hertford, whilst it could be brought from America within 12 days from the receipt of the order at 3¾*d.* a bushel freight.

The Chairman: Practically it costs as much to get it from Baldock to Hertford as from America here.

The Commissioner: Did the Railway Rates Act affect you at all?

Mr. Longmore: It did the traders a deal of harm, but the prices have now gone back to what they were before.

Mr. Wilson said that as to the remedy he thought more light railways were wanted in England, with the formation of sidings to farms. If those light railways could be got through the county councils without the cost of going to Westminster, he thought they would be a great help. There was a great deal of waste space alongside the roads, and he did not think it would be at all impossible either in Herts or in Essex to make a long siding from the railways to the farms. None of these need be more than five miles long, and one or two horses could then be hitched on to a waggon, and garden stuff or whatever it was could be put on the railway and on to the train and delivered at the market without any unpacking.

The Commissioner: Has fruit growing increased?

Several farmers: No, not in the least.

The Commissioner: Or poultry?

Mr. Evelyn: No, nothing can be gained by it; it costs half a fowl to send it to market.

Mr. Wilson, adverting to the cost of light railways, said he should be quite willing to pay half the cost of one to his farm, which was two miles from the railway station, if the intervening landlord were equally willing, although he should not care to have to go and spend a couple of thousand pounds at Westminster in fighting for it.

Mr. Garratt mentioned that that day some new wheat had been sold in Hertford market at 17*s.* a quarter. He was asked to buy it, but would not give more than 16*s.* for it.

APPENDIX B.

Summaries of Farming Agreements. (*See* para. 37.)

1. Agreement in use on a large Estate in the Vale of Aylesbury.

Tenancy commencing the 6th April and to be determinable on six months' notice.

Reservation of right to preserve game and sport.

Tenant agrees—

To find straw for thatching buildings and labour of thatching.

To keep in repair the farmhouse, buildings, gates, hedges, walls, posts, tiles, quicks, and other mounds and fences, ditches and watercourses, being allowed by the landlord timber in the rough, bricks, tiles, slates, lime and stone within six miles of the premises let, the tenant performing the carriage.

To allow landlord to plant trees upon his making a proper annual abatement of rent.

Not to take upon any part of the arable land two successive white straw crops, to cultivate according to the custom of the country, and observe every direction made by the landlord or his agent respecting the cultivation.

Not to take more than one crop of hay from meadow or pasture ground in any one year.

To consume upon the premises all hay, straw, and stubble, and to leave all manure unspent for benefit of succeeding occupier without compensation.

The landlord or succeeding tenant to have liberty at Candlemas Day preceding expiration of tenancy to enter for the purpose of spreading manure and preparing for spring or turnip crops.

The landlord agrees—

To allow the tenant sufficient barn, yard, and stable room until 1st May, after expiration of tenancy for thrashing, consuming, and spending his last year's crop of corn, hay, straw, and stubble.

To allow the tenant to sell a reasonable amount of surplus hay or straw, provided that written notice be given at least two clear days before the sale, and that two tons of good London stable manure for each ton of hay or straw sold be purchased and laid upon the grass land within two months of such sale, but this is not to prevent the tenant from proposing any alternative treatment for a special case.

Tenant on quitting to be paid for all labour on fallows and on dung home made:

For all meadow hay, straw, and clover of previous summer's growth at a feeding price:

For consumption by cattle, sheep, or pigs of linseed cake, cotton cake, &c. during the last year of the tenancy one-third of the cost thereof, provided that the total amount consumed during such year shall not exceed the average consumption of the three previous years:

For boning permanent pasture with undissolved bones, notice of the intention being first given to the landlord, three-fourths of the cost thereof, less one fourth for each year after application:

For undissolved bone manure applied to meadow or mowing land, two-thirds of the cost thereof, after deducting one-third in respect of each year after the first that shall have expired since such application:

For good undissolved bone manure applied to the arable land the cost price thereof after deducting half for each crop taken afterwards:

For liming with good stone lime, not chalk lime, three-fourths the cost thereof, less one fourth for each year after application:

For application of phosphates, dissolved bones, guano, and other purchased manures applied to root crops during the last year of tenancy, but previous to the giving notice to quit by the tenant one-third the cost thereof, and if applied to corn crops one-sixth the cost thereof.

Landlord to provide pipes for any drainage mutually agreed to be done, and for any drainage exceeding 4,000 pipes per annum, the tenant if paying for labour to be entitled to compensation on a seven years' principle.

Disputes to be referred to arbitration.

2. Agreement in use upon a large Estate near Hertford.

Tenancy to commence on the 29th September.

Reservation of game.

Tenant agrees—

To reside in dwelling-house and keep the same and all gates, stiles, fences, and roads in repair, the landlord finding rough timber, bricks, tiles, slates, and lime.

To cultivate in a husbandlike manner, and not mow any meadow-land more than once in any one year.

To have in each year at least one-fifth of the arable land in summer fallow, or sown with rape, tares, turnips, mangolds, or other root crops, and one other fifth in clover, beans, peas, or other non-exhausting crops; provided that one moiety of such last-mentioned one-fifth shall be in clover in each year, which shall not be allowed to stand for seed.

Not to sell or remove from the farm any manure, Lent corn straw, or chaff; not to sell more than one moiety of meadow and clover hay and wheat straw grown in each year, and to bring back dung, linseed, or cotton cake of the value of 25*s.* for every load of hay or wheat straw sold or removed.

To leave all hay and wheat straw grown in last year of tenancy on the farm, the landlord or incoming tenant to take the same at market value, but if more than one-fifth of the arable lands shall be in wheat crop, the excess of wheat straw shall be valued at a consuming price. The Lent corn straw of the last year's growth to be valued at a consuming price.

The tenant to stack and place all the last year's crops of corn upon the premises, and thrash out one moiety thereof within three months, and the remainder within six months after the end of the term, for which purpose only he shall have the use of the barns and stack-yards until the 25th March after the end of the tenancy.

APPENDIX C.

PARTICULARS as to RATES, &c. in some UNIONS visited. (*See* para. 47.)

I.—THE AYLESBURY UNION.

Parishes.	Acreage.	Population in 1881.	Population in 1891.	Rateable Value.					
				Lady Day 1878.	Lady Day 1879.	Lady Day 1883.	Lady Day 1884.	Lady Day 1892.	Lady Day 1893.
	Acres.			£	£	£	£	£	£
Aylesbury-with-Walton	3,200	7,795	8,916	25,518	25,518	27,800	27,715	31,771	39,008
Ashendon	1,790	237	199	3,278	3,278	2,860	2,860	2,905	2,929
Aston Abbotts	2,180	290	281	4,498	4,498	3,917	3,917	3,409	3,375
Aston Clinton-with-St. Leonards	3,640	1,495	1,393	7,291	7,291	6,710	6,695	6,321	7,196
Aston Sandford	660	59	48	1,062	1,062	928	928	878	959
Bierton-with-Broughton	2,470	812	740	5,534	5,545	4,922	4,922	4,808	5,451
Buckland	1,290	863	849	2,862	2,862	2,559	2,559	2,502	3,001
Chearsley	1,130	235	242	1,624	1,624	1,518	1,518	1,534	1,695
Cholesbury	170	99	95	371	349	332	332	338	381
Creslow	620	10	12	1,910	1,910	1,725	1,725	1,330	1,330
Cublington	1,290	259	223	2,394	2,394	2,140	2,140	2,138	2,289
Cuddington	980	476	443	2,905	2,905	2,589	2,589	2,581	2,966
Dinton-with-Ford and Upton	3,170	718	747	7,029	7,021	6,148	6,088	5,931	6,453
Drayton Beauchamp	1,920	194	165	2,639	2,639	2,347	2,209	1,557	1,538
Fleet Marston	930	27	51	1,879	1,879	1,635	1,635	1,578	1,578
Grendon Underwood	3,670	365	379	2,599	2,597	2,309	2,389	2,444	3,207
Haddenham	3,150	1,443	1,282	7,291	7,272	6,496	6,484	6,381	6,964
Halton	1,390	195	226	1,945	1,945	1,870	2,618	2,560	2,833
Hardwick	1,162	214	183	2,464	2,464	2,138	2,138	2,124	2,256
Hartwell	680	146	118	2,361	2,361	2,033	2,033	2,132	2,466
Hawridge	610	242	214	902	902	855	855	782	917
Hulcott	850	119	108	1,395	1,395	1,210	1,210	1,174	1,265
Kingswood	261	27	40	381	381	333	333	278	293
Ludgershall	2,467	395	382	3,376	3,376	2,936	2,936	2,985	3,296
Oving	1,270	385	364	2,325	2,321	2,040	2,019	2,039	2,563
Pitchcott	1,100	35	41	1,947	1,947	1,694	1,694	1,636	1,444
Quainton	3,754	804	885	6,823	6,821	5,832	5,841	7,599	7,980
Quarrendon	2,080	37	52	4,212	4,212	3,604	3,604	3,408	3,162
Shipton Lee	1,548	61	—	2,813	2,813	2,198	2,188	—	—
Stone-with-Bishopstone	2,590	1,368	1,433	5,587	5,587	4,998	4,998	6,412	7,585
Waddesdon	5,355	1,375	1,610	10,306	10,362	9,980	10,298	9,973	11,285
Weedon	1,700	433	420	3,958	3,958	3,463	3,514	3,225	3,404
Westcott	1,367	245	282	1,891	1,911	1,697	1,697	1,595	1,695
Weston Turville	2,450	824	791	4,885	4,897	4,337	4,337	4,294	4,512
Whitchurch	1,580	725	709	4,132	4,132	3,875	3,875	3,866	4,483
Winchendon, Lower	1,520	257	272	2,869	2,869	2,640	2,640	2,640	2,766
Winchendon, Upper	1,030	188	150	2,560	2,555	2,221	2,221	1,855	1,855
Wingrave	2,600	903	927	4,614	4,749	4,231	4,180	4,612	4,997
Woodham	313	31	61	398	398	343	343	812	988
Wotton Underwood	2,566	221	247	3,088	3,088	2,625	2,625	2,600	2,538
Totals	72,503	24,607	25,580	155,916	156,088	144,088	144,902	147,007	164,803

NOTE.—It will be observed that the slight increase of population in 1891, as compared with 1881, is almost entirely due to the town of Aylesbury. The majority of the rural parishes have fallen in population. The increase in the assessments for 1893 is owing to a revision by the overseers for the purpose of bringing the assessments in accordance with the values under Schedule A. for the Income Tax. I was informed that where tenants were formerly rated above their rentals the asessments have now in all cases been reduced to the amount of the rents, less 20 per cent.

II.—The Hitchin Union.

—	Rateable Value. Lady Day 1881.	Lady Day 1894.	Land, including Farm-houses.	Houses, &c.	Rail-ways.	Gas-works, &c.	Acreage.	Popula-tion 1881.	Popula-tion 1891.
	£	£	£	£	£	£	Acres.		
Baldock	5,797	7,376	332	6,341	611	92	—	2,326	2,301
Bygrave	3,940	2,923	1,805	138	980	—	1,768	109	99
Caldecott	462	362	339	23	—	—	326	31	30
Clothall	4,433	3,263	3,007	257	—	—	3,523	308	291
Codicote	5,122	4,350	2,443	1,912	—	—	2,531	1,191	1,123
Gravely	2,999	2,456	1,777	675	—	—	1,838	380	406
Hexton	2,127	1,450	1,107	343	—	—	1,480	200	167
Hitchin	41,294	44,869	7,629	26,953	9,044	1,342	6,420	8,645	8,860
Holwell	2,555	2,718	532	250	1,911	—	—	—	—
Ickleford	2,512	2,207	1,292	815	100	—	918	563	529
Ippolyts	6,550	5,940	3,167	1,458	1,293	—	2,813	1,008	894
Kimpton	6,138	5,284	3,785	1,517	—	—	3,764	936	991
King's Walden	6,472	5,680	4,201	1,565	—	25	4,194	—	—
Knebworth	8,605	9,739	2,296	1,209	6,258	—	2,731	250	382
Letchworth	1,903	1,544	1,027	85	432	—	1,130	108	79
Lilley	2,602	2,114	1,607	507	—	—	1,626	505	526
Newnham	1,406	1,123	1,036	87	—	—	974	113	125
Norton	2,719	1,952	1,682	231	39	—	1,750	250	195
Offley	8,404	6,884	5,101	1,776	—	—	5,514	1,302	1,268
Paul's Walden	6,748	5,108	3,090	1,981	—	29	—	—	—
Pirton	4,452	3,690	2,591	1,082	—	—	2,757	1,125	1,016
Radwell	1,283	1,089	803	280	—	—	732	101	101
Shephall	1,799	1,432	1,106	327	—	—	1,142	221	206
Stevenage	19,392	22,666	4,581	9,104	9,044	145	4,543	3,116	3,309
Weston	6,628	4,390	3,384	984	—	30	4,325	897	876
Willian	3,612	2,717	1,848	464	405	—	1,812	266	234
Wymondley, Great	4,894	4,919	1,637	309	2,957	—	1,430	270	255
Wymondley, Little	3,800	4,029	1,123	510	2,363	—	986	401	411
	168,648	162,774	64,328	61,183	35,437	1,663		24,622	24,674
	£ s. d.	£ s. d.							
Amount of Common Charges.	4,128 19 6¾	3,294 13 9½	—	—	—	—			

Note.—Ten per cent. was taken off agricultural land in 1881, and a further 10 to 20 per cent. in 1886.

III.—The Buntingford Union.

Parish.	Population. According to the Census of 1881.	According to the Census of 1891.	As compared with Census of 1881. Increase.	Decrease.	Rateable Value. 1880.	1894.
					£	£
Anstey	391	396	5	—	2,969	2,262
Aspeden	613	658	45	—	2,941	2,468
Broadfield	19	16	—	3	388	291
Buckland	358	376	18	—	2,038	1,600
Cottered	379	357	—	22	2,599	1,867
Great Hormead	519	436	—	83	2,868	2,285
Little Hormead	127	116	—	11	1,376	1,143
Layston	1,071	889	—	182	4,796	3,217
Meesden	189	178	—	11	1,071	903
Rushden	270	225	—	45	1,843	1,506
Saudon	763	728	—	35	5,584	4,453
Throcking	74	58	—	16	1,356	1,141
*Wakeley	10	—	—	10	520	—
Wallington	191	133	—	58	2,320	1,736
Westmill	361	348	—	13	3,303	3,011
Wyddial	202	282	80	—	1,904	2,070
Yardley	495	464	—	31	2,454	2,845
Totals	6,032	5,660	148	520	41,330	32,798
	Decrease, 6 per cent.		Decrease 372		Decrease, 20 per cent.	

* Now amalgamated with the parish of Westmill.

EXPENDITURE.

Period.	Common Charges.	County Rate.	Sanitary Rate.	Totals.
	£	£	£	£
Half year ending Michaelmas 1880	1,536	472	101	2,109
„ Lady Day 1881	1,621	515	228	2,364
„ Michaelmas 1881	1,551	687	110	2,348
„ Lady Day 1882	1,597	515	228	2,340
„ Michaelmas 1882	1,442	515	182	2,139
„ Lady Day 1883	1,515	558	145	2,218
„ Michaelmas 1885	1,359	601	174	2,134
„ Lady Day 1886	1,348	601	131	2,080
„ Michaelmas 1886	1,221	644	168	2,033
„ Lady Day 1887	1,465	601	135	2,201
„ Michaelmas 1891	1,462	481	173	2,116
„ Lady Day 1892	1,472	333	158	1,963
„ Michaelmas 1892	1,482	333	224	2,039
„ Lady Day 1893	1,342	407	209	1,958
„ Michaelmas 1893	1,312	333	141	1,786
„ Lady Day 1894	695	407	207	1,309

APPENDIX D.

Particulars of Estate Rentals. (*See* para. 39.)

I.—Statement showing Rents and Reductions of Same for the Years 1880 and 1894, of Holdings on a large Hertfordshire Estate.

Parish.	Year 1880. Gross Rent	Year 1880. Less Tithe and Land Tax paid by Landlord.	Year 1880. Net Rent.	Year 1894. Gross Rent.	Year 1894. Less Tithe and Land Tax paid by Landlord.	Year 1894. Net Rent.	Acreage.	Reduction of Net Rent for Year 1894, as compared with 1880.	Reduction per cent. on gross rent.	Remarks.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	A. R. P.	£ s. d.		
Bygrave - -	1,500 0 0	—	1,500 0 0	800 0 0	T. 199 12 7 L.T. 40 0 0	560 7 5	1,108 2 12	939 12 7	46	
Clothall - -	678 5 0	L.T. 27 17 7	645 7 5	550 0 0	T. 90 16 1 L.T. 27 17 7	431 6 4	504 3 33	214 1 1	18	
Clothall and Wallington.	*400 0 0	T. (C.) 78 0 1 T.(W.) 8 2 5 L.T. (C.) 38 18 2 L.T.(W.) 3 8 0	271 11 4	250 0 0	T. (C.) 76 11 9 T.(W.) 7 18 9 L.T. (C.) 38 18 2 L.T.(W.) 3 8 0	123 3 4	532 11 0	148 8 0	37	* Year 1892, first year of full rent after purchase of property in 1888.
Clothall, Bygrave and Weston.	340 3 0	L.T. (C.) 3 5 0	336 18 0	213 15 0	L.T.(W.) 2 11 1 L.T. (C.) 4 19 0 Discount 32 1 3 Stabling 15 0 0	159 3 8	191 1 20	177 14 4	37	
Clothall and Wallington.	†750 0 0	T. (C.) 123 12 8 T.(W.) 0 16 9 L.T. (C.) 23 10 8 L.T.(W.) 0 4 0	601 15 11	650 0 0	T. (C.) 118 8 0 T.(W.) 0 16 4 L.T. (C.) 47 1 3 L.T.(W.) 0 8 0	483 6 5	765 1 17	118 9 6	13	† Year 1891. The property purchased Michaelmas 1890. Landlord paid to Michaelmas 1893 half only of land tax chargeable, and from that date the whole.
Ardeley and Cottered	200 0 0	L.T. (A.) 10 1 11 L.T. (C.) 0 17 11	189 0 2	105 0 0	L.T. (A.) 12 13 0 L.T. (C.) 0 18 7	91 8 5	171 1 12	97 11 9	47	
Standon - -	220 0 0	L.T. 26 0 0	194 0 0 In hand (Woodland) 2 10 0	140 0 0	L.T. 14 9 4	128 0 8	234 1 16	65 19 4	36	The reduction of net rent for year 1894, as compared with 1879, is 12*l.* 19*s.* 4*d.*, the farm being held in the latter year at 257*l.*, gross rent, tenant paying land tax.
Great Hadham -	170 1 0	—	170 1 0 In hand (Woodland) 28 0 0	88 15 0	T. 27 3 2	89 11 10	142 0 0	80 9 2	48	As compared with year 1879, the reduction of net rent for 1894 is 99*l.* 9*s.* 2*d.*, the gross rent for the former year being 189*l.* 1*s.*, tenant paying tithe as in 1880.
Total - -	4,253 9 0	344 15 2	3,908 13 10	2,828 0 0	761 11 11	2,066 8 1	3,652 2 30	1,842 5 9		
Rent per acre -	1 3 3	—	1 0 10	0 15 5	—	0 11 3	—	—		

The average size of 50 holdings on this estate is 221a. 0r. 3p.

II.—Particulars of a Hertfordshire Estate in the Buntingford Union.

Statement for the Year 1893.

Farm.	Size.	Arrears to Michaelmas 1892.	One Year's Rent due Michaelmas 1893.	Total due.	Allowances and Abatements.	Net Amount of Cash received.
	Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
A.	320	150 0 0	300 0 0	450 0 0	273 11 2	176 8 10
B.	56	11 16 0	63 12 0	75 8 0	6 3 0	37 11 0
C.	192	58 19 0	108 14 0	167 13 0	71 19 0	80 0 0
D.	170	71 16 4	100 17 0	172 13 4	171 2 10	1 12 0
E.	35	—	36 0 0	36 0 0	1 8 0	35 2 0
F.	145	—	40 0 0	40 0 0	4 9 2	35 10 2
G.	160	—	108 0 0	108 0 0	18 0 0	90 0 0
H.	44	8 10 0	30 10 0	38 10 0	—	15 0 0
I.	120	119 19 10 21 10 0	99 14 4 43 10 0	219 14 2 64 10 0	— 52 10 0	— 12 0 0
J.	277	90 0 0	180 0 0	270 0 0	107 16 7	162 3 5
	1,519	532 11 2	1,110 17 4	1,642 8 6	706 19 9	645 7 5

To the amount of the above farm rents must be added 123*l.* received for cottage rents, 263*l.* for wood, &c., and 100*l.* for sporting, making a total of 1,131*l.* 7*s.* 5*d.* received. After paying tithe (153*l.* 17*s.* 1*d.*) and other outgoings for repairs, &c., the net amount actually received by the landlord was 375*l.* The arrears carried forward from Michaelmas 1893 amounted to 314*l.* 11*s.* 6*d.* The following are particulars of the same estate in 1874 and 1884, the size of the farms not being in all cases the same as in 1893 :—

Farm.	1874. Rent due.	1884. Rent due.
	£ s. d.	£ s. d.
1 - -	347 0 0	300 0 0
2 - -	303 10 0	303 10 0
3 - -	105 14 0	46 12 0
4 - -	172 0 0	175 0 0
5 - -	440 0 0	440 0 0
6 - -	15 0 0	15 0 0
7 - -	125 12 0	96 0 0
8 - -	46 12 0	125 17 0
9 - -	95 0 0	80 0 0
	1,650 8 0	1,581 19 0

In 1874 there were no arrears. To the amount of the farm rents were added 65*l.* 15*s.* 6*d.* received for sporting rent, 15*l.* for cottage rents, and 37*l.* for wood, &c. After payment of all expenses, including land tax (83*l.* 11*s.* 5*d.*), repairs, &c., the net amount actually received by the landlord was 1,749*l.* Tithes in most cases were paid by the tenants.

In 1884 there were allowances of 40*l.* 3*s.* 6*d.* made and 847*l.* 11*s.* 11*d.* arrears were carried forward. To the amount of the farm rents was added 122*l.* for cottage rents, 228*l.* for wood, &c., and 43*l.* for sporting rent. After payment of all expenses, including land tax (89*l.* 10*s.* 7*d.*), the net amount actually received by the landlord was 950*l.*

APPENDIX E.

Statements from Farmers' Books. (*See* paras. 62 & 69.)

I.—Account of Corn sold on a Hertfordshire Farm of 436 Acres, including 360 Acres Arable, from 1880 to 1893.

1880.

	Qrs.	Bus.		£	s.	d.
Wheat, 88 acres,	3	2	- 44*s.*, 49*s.*	649	9	0
Barley, 38 ,,	3	4	- 24*s.*, 34*s.*	199	7	0
Oats, 20 ,,	5	2	- 24*s.*	126	0	0
146 acres.				974	16	0

1881.

	Qrs.	Bus.		£	s.	d.
Wheat, 104 acres,	2	6	- 48*s.*, 54*s.*	714	0	0
Barley, 48 ,,	4	0	- 24*s.*, 30*s.*	251	1	0
Oats, 15 ,,	3	4	- 21*s.*	56	4	0
167 acres.				1,021	5	0

1882.

	Qrs.	Bus.		£	s.	d.
Wheat, 107 acres,	3	6	- 40*s.*, 46*s.*	860	14	6
Barley, 16 ,,	3	4	- 30*s.*, 35*s.*	94	5	6
Oats, 17 ,,	7	1	- 21*s.*	126	7	0
Peas, 26 ,,	4	6	- 34*s.*, 40*s.*	233	14	0
166 acres.				1,315	1	0

1883.

	Qrs.	Bus.		£	s.	d.
Wheat, 86 acres,	3	4	- 37*s.* 6*d.*, 44*s.*	601	8	0
Barley, 45 ,,	5	6	- 28*s.*, 38*s.*	457	2	6
Oats, 17 ,,	7	0	- 18*s.*	105	7	0
Peas, 14 ,,	4	0	- 32*s.* 42*s.*	107	6	0
162 acres.				1,271	3	6

1884.

	Qrs.	Bus.		£	s.	d.
Wheat, 90 acres,	3	6	- 30*s.*, 35*s.*	551	9	0
Barley, 50 ,,	4	1	- 24*s.*, 31*s.* 6*d.*	296	13	0
Peas, 6 ,,	2	2	- 38*s.*	25	14	0
146 acres.				873	16	0

1885.

	Qrs.	Bus.		£	s.	d.
Wheat, 70 acres,	3	4	- 30*s.*, 32*s.*	376	14	0
Barley, 68 ,,	4	5	- 28*s.*, 34*s.*	510	16	0
138 acres.				887	10	0

1886.

	Qrs.	Bus.			£	s.	d.
Wheat, 44 acres,	2	4	-	32s., 38s. 6d.	188	0	0
Barley, 85 ,,	3	2	-	20s., 31s.	355	8	0
129 acres.					543	8	0

1887.

	Qrs.	Bus.			£	s.	d.
Wheat, 58 acres,	3	3	-	31s., 33s.	302	1	0
Barley, 45 ,,	3	7	-	27s., 33s.	254	14	0
Peas, 12 ,,	2	3	-	31s.	44	0	0
115 acres.					600	15	0

1888.

	Qrs.	Bus.			£	s.	d.
Wheat, 50 acres,	2	6	-	31s. 6d., 36s.	226	14	0
Barley, 56 ,,	4	0	-	20s., 30s.	298	9	6
Peas, 12 ,,	2	4	-	27s., 30s.	39	15	6
118 acres.					564	19	0

1889.

	Qrs.	Bus.			£	s.	d.
Wheat, 60 acres,	3	7	-	31s., 34s.	372	0	0
Barley, 50 ,,	4	7	-	31s., 35s.	386	16	0
Oats, 12 ,,	7	0	-	19s.	80	0	0
122 acres.					838	16	0

1890.

	Qrs.	Bus.			£	s.	d.
Wheat, 70 acres,	4	1	-	33s., 41s. 6d.	517	5	0
Barley, 45 ,,	5	6	-	24s., 32s.	393	8	0
115 acres.					910	13	0

1891.

	Qrs.	Bus.			£	s.	d.
Wheat, 64 acres,	4	2	-	29s. 6d., 37s. 6d.	448	1	0
Barley, 75 ,,	5	5	-	24s., 33s.	659	12	0
139 acres.					1,107	13	0

1892.

	Qrs.	Bus.			£	s.	d.
Wheat, 75 acres,	3	0	-	29s., 32s.	331	4	0
Barley, 55 ,,	5	2	-	20s., 27s.	342	16	6
130 acres.					674	0	6

1893.

	Qrs.	Bus.			£	s.	d.
Wheat, 60 acres,	2	6	-	26s., 30s.	236	0	0
Barley, 46 ,,	2	2	-	20s., 30s.	128	0	0
Oats, 22 ,,	3	0	-	16s., 20s.	57	12	0
128 acres.					421	12	0

II.—Accounts from a Farm in the neighbourhood of Tring, consisting of 350 Acres, of which 80 Acres are Rough Grass.

Account for the 11 Months ending 1st February 1893.

Expenditure.

	£	s.	d.
Valuation 1892	2,088	17	2
Live stock	625	8	0
Corn and seeds	98	17	4
Feeding stuffs and manures	621	9	7
Rent	500	0	0
Rates and taxes	78	7	9
Labour	596	18	6
Tradesmen's accounts and new implements	396	16	1
Sundries	16	12	0
	5,023	6	5

Receipts.

	£	s.	d.
Live stock and wool	1,151	1	4
Corn and seed sold	1,041	15	11
Dairy produce and poultry	18	0	0
Hay, straw, roots, and other produce	830	4	9
Implements let on hire	11	0	0
Produce used at home	13	0	0
Received for prizes	29	11	0
Rent remission	10	0	0
Valuation 1893	1,804	10	0
	4,909	3	0
Balance, loss	114	3	5
	5,023	6	5

Account for Year ending 1st February 1894.

Expenditure.

	£	s.	d.
Valuation 1893	1,804	10	0
Live stock	354	9	0
Corn and seeds	163	13	1
Hay	13	10	0
Straw	6	3	0
Feeding stuffs, &c.	520	12	10
Manures	95	3	10
Rent, rates, and taxes	477	14	9
Labour	648	19	3
Miscellaneous	435	1	9
Outstanding accounts	54	1	6
	4,573	19	0
Balance, profit	130	0	10
	4,703	19	10

Receipts.

	£	s.	d.
Live stock and wool	1,028	16	7
Corn and seeds sold	954	19	1
Hay sold	272	7	5
Straw sold	412	1	1
Miscellaneous sales and receipts, including dairy	270	10	8
Valuation 1894	1,765	5	0
	4,703	19	10

III.—Result of Balance Sheets on a Farm of 400 Acres in South Hertfordshire, comprising 350 Acres of good Barley and Sheep Land, the rest Grass, rented at 25*s.* an Acre.

Year.	Losses.	Year.	Profits.
	£ s. d.		£ s. d.
1880	74 9 4	1880	—
1881	114 3 1	1881	—
1882	—	1882	104 0 10
1883	—	1883	823 2 7
1884	—	1884	206 11 1
1885	—	1885	13 9 11
1886	238 11 9	1886	—
1887	—	1887	335 0 1
1888	36 7 4	1888	—
1889	—	1889	340 14 5
1890	—	1890	441 14 3
1891	—	1891	165 5 8
1892	—	1892	284 0 9
1893	234 5 5	1893	—
1894	405 9 7	1894	—
	1,103 6 6		2,713 19 7
		Deduct loss - -	1,103 6 6
		Net profit - - -	1,610 13 1
		Average for 15 years -	107 7 6

Capital employed, about 4,000*l.* A large flock of breeding ewes is kept. Rates amount to about 17½ per cent. of the rent.

APPENDIX F.

Prices of Ducklings in the Central Poultry Market, London. (*See* para. 19.)

1893.	*s.* *d.*		*s.* *d.*
March 18th - - -	8 0	to	10 0
,, 25th - - -	7 0	,,	9 0
April 1st - - -	5 0	,,	9 9
,, 8th - - -	5 0	,,	8 0
,, 15th - - -	5 0	,,	7 6
,, 22nd - - -	6 0	,,	9 0
,, 29th - - -	4 6	,,	8 0
May 6th - - -	4 0	,,	5 6
,, 13th - - -	4 0	,,	5 6
,, 20th - - -	3 0	,,	4 0
,, 27th - - -	2 6	,,	4 6
June 3rd - - -	2 6	,,	4 6
,, 10th - - -	3 6	,,	4 6
,, 17th - - -	2 0	,,	4 0
,, 24th - - -	2 0	,,	4 0
July 1st - - -	1 9	,,	3 0
,, 8th - - -	1 9	,,	3 6
,, 15th, Aylesbury -	2 0	,,	3 3
,, ,, country -	1 9	,,	2 6
,, 22nd, Aylesbury -	2 6	,,	3 6
,, ,, country -	1 9	,,	2 6
,, 29th - - -	1 6	,,	2 9
Aug. 5th - - -	1 6	,,	2 6
,, 12th - - -	1 9	,,	2 9
,, 19th - - -	1 9	,,	2 9
,, 26th - - -	1 6	,,	2 6
1894.			
Jan. 6th - - -	1 9	,,	3 6
,, 13th - - -	2 3	,,	3 6
,, 20th - - -	2 3	,,	3 6
,, 27th - - -	2 3	,,	3 6
Feb. 3rd - - -	2 3	,,	3 6
,, 10th - - -	2 3	,,	3 6
,, 17th, Aylesbury -	4 6	,,	6 6
,, ,, country -	2 3	,,	3 6
,, 24th, Aylesbury -	4 6	,,	6 6
,, ,, country -	2 6	,,	4 0
March 3rd, Aylesbury -	4 6	,,	6 6
,, ,, country -	2 6	,,	4 0

1894.	*s.* *d.*		*s.* *d.*
March 10th, Aylesbury -	5 6	to	8 6
,, ,, country -	2 6	,,	4 0
,, 17th, Aylesbury -	5 6	,,	8 6
,, ,, country -	2 6	,,	4 0
,, 24th, Aylesbury -	5 6	,,	8 6
,, ,, country -	2 6	,,	4 0
,, 31st, Aylesbury -	5 6	,,	8 6
,, ,, country -	4 6	,,	5 6
April 7th - - -	4 6	,,	8 6
,, 14th - - -	4 6	,,	8 6
,, 21st - - -	4 6	,,	8 6
,, 28th - - -	3 6	,,	5 0
May 5th - - -	3 6	,,	5 0
,, 12th - - -	3 6	,,	5 0
,, 19th, Aylesbury -	3 0	,,	4 0
,, ,, country -	2 6	,,	3 6
,, 26th - - -	3 0	,,	4 6
June 2nd - - -	3 0	,,	4 6
,, 9th, Aylesbury -	3 0	,,	4 0
,, ,, country -	3 0	,,	3 6
,, 16th, Aylesbury -	2 6	,,	3 6
,, ,, country -	2 0	,,	2 9
,, 23rd, Aylesbury -	2 6	,,	3 6
,, ,, country -	1 9	,,	2 9
,, 30th, Aylesbury -	2 6	,,	3 6
,, ,, country -	2 6	,,	3 0
July 7th, Aylesbury -	2 6	,,	3 6
,, ,, country -	2 6	,,	3 0
,, 14th - - -	2 0	,,	3 0
,, 21st - - -	2 0	,,	3 0
,, 28th, Aylesbury -	2 0	,,	3 0
,, ,, country -	2 0	,,	3 0
Aug. 4th - - -	2 0	,,	3 0
,, 11th - - -	3 0	,,	5 0
,, 18th, Aylesbury -	2 0	,,	2 3
,, ,, country -	1 9	,,	2 6
,, 26th, Aylesbury -	2 3	,,	2 9
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ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. WILSON FOX

(ASSISTANT COMMISSIONER)

ON THE

COUNTY OF LINCOLNSHIRE

(EXCEPTING THE ISLE OF AXHOLME).

Presented to both Houses of Parliament by Command of Her Majesty.

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REPORT ON THE COUNTY OF LINCOLNSHIRE.

To HERBERT LYON, Esq., Secretary to the
Royal Commission on Agriculture.

I.—INTRODUCTION.

31, St. George's Square, London, S.W.,
August 2nd, 1894.

SIR,

Introduction.

1. I have the honour to present to you my Report upon the condition of agriculture in the county of Lincolnshire, excepting the Isle of Axholme, where I was engaged pursuing my inquiries, as instructed, during the month of April and the early part of May. I subsequently visited the county for a few days at the end of July, for the purpose of making further inquiries among the small owners and occupiers in the southern part of the county, and also of meeting some farmers at Peterborough market.

Method of obtaining information.

2. The information contained in this report was obtained as follows :—

I attended a meeting of the Lincolnshire Agricultural Society at which many of the most representative landowners, agents, farmers, and valuers were present, two meetings of the Lincolnshire Chamber of Agriculture, and branch meetings of the Chamber at Grantham, Boston, Louth, Grimsby, and Brigg.

I also held other meetings at Sleaford, Horncastle, Alford, Spalding, and Bourne, the latter one being convened by the Kesteven Society, representing 700 members in South Lincolnshire.

During the Lincoln Fair week I sat at Lincoln for two whole days, having previously signified my intention to do so in the Press, in order that everyone in the county might have ample opportunity of giving evidence if they so desired. A large number of farmers came to state their views.

I also attended the markets in the following places, where I had the opportunity of talking to a very large number of farmers, dealers, and cake, manure, and seed merchants, and I usually dined with the farmers at the "ordinary," holding an informal meeting afterwards :—Lincoln, Grantham, Spilsby, Alford, Louth, Brigg, Horncastle, Grimsby, Gainsborough, Peterborough, Boston, Spalding and Sleaford.

Through the kindness of landowners and farmers, I was driven to visit farms in all parts of the county, and, at my request, I was always given the opportunity of calling upon men farming all sized farms, and representing all shades of political opinions.

Besides taking oral evidence, I sent out printed forms containing a variety of questions, one to landowners, and another to farmers, most of which were filled up with great care and precision.

Among those to whom I am more particularly indebted for advice and assistance, I would mention the Earl of Ancaster, the Earl of Winchilsea, the Earl of Yarborough, Lord Carrington, Sir John Thorold, Bart., President of the Royal Agricultural Society; Mr. Edmund Turnor, Mr. Sutton Nelthorpe, Mr. M. R. Thorold, Captain Moreland Hutton, Captain Pretyman, Mr. James Hutchinson, agent to the Earl of Brownlow; Mr. C. W. Tindall, agent to the Earl of Yarborough; Mr. Gilpin Brown, agent to the Right Honourable H. Chaplin, M.P.; Mr. H. Carter Jonas, agent to Lord Carrington; Mr. V. C. Yonge, agent to Sir Hugh Cholmeley, Bart.; Mr. George Hervey, agent to the Marquis of Bristol; Mr. S. Oglesby, agent to Mr. C. C. Sibthorpe; Mr. H. A. Manners, agent to the Earl of Dysart; Mr. A. Campbell, agent to Sir F. Astley Corbett; Bart.; Mr. C. Beasley, agent to Sir W. E. Welby Gregory, Bart.; Mr. Lucas Calcraft, agent to Mr. Vyner; Mr. Walter Martin, Wainfleet; Mr. Walker, agent to the Revesby estates; Mr. Charles Scorer, solicitor, Lincoln; Mr. Swan, solicitor, Lincoln; Mr. J. Calthorp, solicitor, Spalding; Mr. Porter Wilson, solicitor, Louth; Mr. Hett, solicitor, Brigg; Mr. Atter, solicitor, Stamford; Major Higgins and Mr. F. Higgins, land agents, Alford; Colonel Grantham, Spilsby; Mr. Frank Martin, Boston; Mr. T. B. Richardson, President of the Lincolnshire Valuers' Association; Mr. Samuel Kingston, valuer, Spalding; Mr. Charles Sharpe, Sleaford; Mr. Rowe, Heckington, Mr. W. Frankish of Limber; Mr. W. S. Fox, Potter Hanworth; Alderman Bowling, Alderman Grummitt, Mr. J. C. Bramley, Langrick; Mr. H. Dudding, Mr. G. P. Watson, Grantham; Mr. W. C. Brown and Mr. Dorrington, Caistor; Mr. Bruce Tomlinson, Sleaford; Mr. Clark,

and Mr. A. H. Clark, Moulton Eaugate; the Rev. J. Russell Jackson, Moulton; Mr. H. Stanley Maples, Mr. Fitz Allen Howard, and Mr. Mawby, J.P., of Spalding; Mr. Taylor Sharpe, J.P., Horncastle; Mr. Reuben Roberts, Mr. Robert Scarby, Horncastle; Mr. W. Scorer, Mr. F. Scorer, Mr. H. Scorer, and Mr. J. Norton Scorer, Mr. C. S. Fieldsend, of South Willingham; Mr. W. Holland of Market Deeping, Mr. Samuel Powell and Mr. Todd, of the Blankney estate; Mr. J. W. Davy, Louth; Mr. Pears, Mere; Mr. John Sowerby, the Messrs Dean of Dowsby, Mr. W. H. Ward, Mr. Budibent, Mr. McInnes, Secretary of the Lincoln Co-operative Society, Mr. Upton, secretary of the Lincolnshire Chamber of Agriculture, and the secretaries of the various branches of the Chamber.

Geological formations.

3. The geological formations of the county are very varied, and include the new red sandstone, gypseous marls, blue lias, inferior oolite, great oolite, cornbrash, Kelloway sandstone, Oxford and Kimmeridge clays, lower green sandstone, gault, chalk marl, lower chalk, red chalk, upper chalk, drift clays, gravels and sands, alluvial clays, and silts and peats.

In a paper on agriculture in *White's History, Gazetteer, and Directory of Lincolnshire*, contributed by the late Mr. J. Algernon Clarke and revised by Mr. C. W. Tindall, agent to the Earl of Yarborough, the following description of the soil is given :—

"The county is divided by two principal watersheds; the oolite hills, known as the "Heath," and the "Cliff," running north to south, and the chalk "Wolds" ranging at an angle toward the north-eastern seaboard. Strong lias clay, with some sands and gravels, occupies the Trent valley on the west, the north-western corner of the county consists of the new red sandstone and alluvium, including peat "Carrs" and natural and artificial deposits of "Warp" from the muddy water of the Trent and other rivers which flow into the Humber; the central valley northward consists of Oxford clay largely covered with drift beds and alluvium, and with white, blue, and red marls; tracts of drift clay and alluvial marshes extend between the chalk "Wolds" and the sea; and the wide south-eastern plain is a part of the immense flat tract of peat and clay fens, and old and new enclosed marine deposits of marsh land, known as the Great Level. The soils vary from the thinnest white sand to the richest "red land" or loam, the almost unmanageable incorrigible clay to the finest clayey loam, the coarsest gravel to the finest marl, the wet spongy peat to the dry and consolidated black soil, the poorest silty warp to the finest alluvial loam, and there are poor black sand and white sand districts. The management of these soils, both in the grazing and culture departments, constitute the agriculture of Lincolnshire."

II.—System of Farming.

Difference in systems of farming.

4. From the preceding paragraph, it will be seen that, owing to the varied nature of the soils, the systems of farming must be widely different, the county embracing the finest turnip and barley lands, where first-class barley is grown, and the celebrated Lincolnshire sheep reared; strong wheat land, fine grazing districts in the marshes, potato-growing district in the warp land, and part of the fens; land suitable for market gardening and fruit growing, while in other fen districts large root crops of coleseed, mangolds, carrots, potatoes, turnips are obtained, and heavy crops of straw.

Speaking generally, the system of farming in the north of Lincolnshire on the Wolds, Cliff, Heath, and on the rich loam and best soils, has been little altered and the four-course is usually adhered to, though this is not the case on the clays, while in South Lincolnshire little attention is now given to any particular course, the nature of the soil being so well adapted for a variety of crops. Moreover, the farms being small, the desirability of adopting a four or five course to ensure the most uniform and economical system of managing labour throughout the year, is not a factor to be considered. (*See* tabulated evidence, App. B. 16.)

The Fen districts and Marsh land, mostly in the south and the east, contain a great number of small farms. But in the centre of the county, extending towards the western border, and also in the northern part, excepting the Isle of Axholme, the size of the farms run very much larger; those on the Wolds, Heath, and Cliff being often from 1,000 to 2,000 acres.

Systems of farming on the Wolds, Heath, and Cliff land.

5. The Wolds,* the Heath and the Cliff, south and north of Lincoln, were, at the commencement of the century, large tracts of waste land covered with gorse, furze,

* Arthur Young estimated the Wolds at 234,880 acres, the Heath and Cliff 178,400 acres, the Fens and Marsh 776,960 acres.

and fern. But, owing to large sums of money being spent on marling, manuring and on labour since that time, by a race of farmers who, being possessed of both capital and energy, have never begrudged either upon the soil, these districts to-day have reached a very high standard of excellence, which is still maintained, and which probably cannot be surpassed by any others in the United Kingdom.

The soil on the Wolds is, as a rule, poor, consisting of marls and sandy and flinty loams of little depth and, in many places, lies very thinly on the chalk, which consequently makes it easy to work, but in some districts the loam is rich, and the chalk rock forms an excellent natural drainage. Thus the land is little damaged by continuous wet, and the saving of expense on drainage is considerable. Nearly all the Wolds are under the plough. The land is chiefly farmed on the four and five course system. Either turnips, barley, two years of seeds grazed by sheep, and wheat or oats after turnips, wheat, seeds or clover followed by wheat, or wheat after turnips, seeds and then oats or wheat again. Large flocks of fine Lincoln, long-wooled sheep are bred and fed on turnips and grass seeds, and numbers of large shorthorned cattle are bred and fed in the yards during the winter on roots, cake, corn, and straw. By pursuing this system of farming the Wolds are kept in the highest state that such a soil can be; they are made to produce magnificent crops of barley, excellent crops of turnips, and they turn out a class of sheep which have long been famous.

The system of farming on the Heath and Cliff land is very similar to that on the Wolds. It is chiefly turnip and barley land and nearly all of it is under the plough. The soil is generally light loam or limestone rock of but little depth, but like the Wolds it is kept in the highest possible state of cultivation by large expenditure on cake and manures. A very large number of sheep are bred on the Heath and the Cliff, which have attained a world-wide reputation, and also shorthorn cattle. The barley grown on these lands is of a first-class quality, though the barley grown on the Cliff is rather coarser in the skin than that grown on the Heath south of Lincoln, and fetches in consequence 2*s*. a quarter less, or about 8*s*. an acre. But as a rule a little more per acre is grown on the Cliff, and so the amount realised per acre in both districts is about the same.

System of farming in the marshes.

6. The Marshes lie on the east side of the county and stretch southwards from the River Humber in the north. They extend from the base of the Wolds to the east coast, the water from the Wolds draining on to them. A large area of this marsh land has been reclaimed from the sea, and on part of the east coast it is protected from the sea by an embankment. That portion of the marsh land lying further inland towards the Wolds is called the Middle Marsh.

Much of the marsh land, more particularly in the north, is valuable permanent pasture on which an immense number of cattle and sheep are fattened.

This land frequently lets by auction for summer and autumn grazing at 4*l*. or 5*l*. an acre. Mr. C. W. Tindall says that many fields "will fatten, in summer grazing, one "ox of 80 stones weight per acre besides a few sheep; other fields will fatten from "eight to twelve large sheep per acre during the summer." Referring to the pastures at Grainthorpe Mr. Jennings stated at Grimsby "a beast has only to walk round the "field to get fat."

But in the arable parts of the marshes extending in a southerly direction heavy crops of wheat, beans, potatoes, turnips, mustard, and seeds of various sorts are grown.

As a rule no system of cropping is followed in the marshes. The land is naturally productive, and generally a great deal of manure is used with the object of producing heavy crops. In the neighbourhood of Wainfleet and Boston an enormous quantity of potatoes are grown, and, as the production is very heavy, it is perhaps desirable to refer to the system adopted, which is described in the article on Lincolnshire agriculture already referred to. "The land is ploughed up at a depth of from 8 to "10 inches in the autumn; in the early spring it is harrowed and otherwise worked "to a fine tilth, which, if laid up dry, is soon effected; it is then ridged from 28 to "30 inch ridges; from 10 to 15 loads of good fold-yard dung is spread in them per "acre; about four to seven hundredweight of superphosphate is sown per acre in the "intervals; the planting of seven stacks of potatoes takes place, the sets at from 10 to "15 inches apart, and closing up the ridge follows. Wheat succeeds potatoes, and the "popular practice is to drill in the seed without any other preparation than by scarifiers "or harrows. Thus, one ploughing suffices for two years."

In some of these districts early potatoes are largely grown. This land is of course very valuable and large rents are obtained. For instance, in the neighbourhood of Wainfleet, the rent of some of the toft land, which is admirably suited for growing early potatoes, runs up to 5*l.* an acre. There is plenty of competition for this land, there being a limited quantity, and I ascertained that it was generally thought well worth the money. In the marshes there is subsoil drainage, and in some districts large open drains which carry off the water coming from the high land.

Potatoes are also extensively grown on the Warp land in the Isle of Axholme, and in the Gainsborough district further south, and bordering on the River Trent. This land is very productive, and is kept in a high state of cultivation. The Carrs, which is chiefly grass land by the River Axholme, is a stock-breeding district, and here too the arable portion is maintained in an excellent state of fertility.

System of farming on the clay lands.

7. The clay lands, which are chiefly to be found in the central and northern part of the county, have suffered both from the effects of low prices and bad seasons more than any other class of land. In consequence, the four-course system has been generally broken into, farmers letting their seeds lie from two to four years in some cases, and in others for a longer period, with a view to curtailing the labour bills, but the grass appears to be of little value after the first three years, and I saw many fields in the northern part of the county, and at the base of the Heath, Cliff, and Wolds, which had been allowed to remain as grass for a longer period, and which could only be used as rough sheep walks, and was of scarcely any value to the occupier. (*See* paragraph 155.)

I saw 120 acres of clay land at the bottom of the Cliff attached to a thousand acre farm, most of which was situated on the Cliff. This had been seeded for 12 years and was practically worthless, only carrying a few sheep to the acre. Referring to the relative value of the land in this occupation, the farmer said:—

> "Some of my permanent pasture is worth from 25*s.* to 30*s.* an acre; some of the better land on the Cliff is worth 20*s.* an acre; some of the inferior arable land is worth 10*s.*, while the heavy land I have seeded down is not worth more than 1*s.* to 2*s.* 6*d.* an acre to me."

Again, on a neighbouring farm of over 1,000 acres, where cattle and sheep are bred, which averaged 35*s.* an acre in 1879, 100 acres of the clay land is let at an average of 5*s.* an acre, tithe free. Many other such instances could be given, but these two are sufficient to show the worthlessness of clay land, even situated in prosperous districts, and attached to farms which always have been, and are still, highly cultivated, and also to show that, even farmers possessed of capital, are giving up cultivating it.

It was stated at the Lincolnshire Agricultural Society that many farmers on strong land in the neighbourhood of Stamford had deteriorated it, and also injured the drainage by steam cultivation.

Writing on this subject Sir John Thorold says:—

> "I have myself used steam cultivation a good deal, and believe that in many cases it has done a great deal of harm to strong land. It is impossible in wet seasons, such as we have had, to farm strong land unless it is in ridge and furrow, as it used to be, because you cannot get the surface water off, however well it may be under drained, before it starves the growing corn. Steam ploughs will not work on ridge and furrow land, and cultivators, when they cross the ridges at right angles, pull the tops of the ridges into the furrows and enrich the furrows at the expense of the ridges, besides covering up the drains with an extra foot of soil. The engines break down the gateway tunnels, and sometimes break in the drains. They are very useful at times, but, used as they have been, have done a great deal of harm."

System of farming in the fens.

8. Extending from the marshes on the east of the county, from Lincoln in the north throughout the whole southern portion to the borders of Cambridgeshire, are the Fens, with the exception of a strip of country commencing at Spilsby and going south-west, skirting the fen in a direction by Tattershall, Lincoln, Sleaford, Bourne, and Stamford. There the soils are very varied, being both light and heavy, sometimes being sandy, and other times a good loam or heavy clay. Some portions of it are good grazing land, and others excellently adapted for breeding cattle and sheep. The best fen lands have a clay subsoil. The fen land is capable of producing heavy crops of wheat, oats, beans, peas, potatoes, coleseeds, turnips, mangolds, and carrots. In the fens no particular course of farming is adopted. Of late years seeds have been

largely grown, namely, turnips, mangolds, white and brown mustard, blue peas, &c. For instance, in the fen districts in the Spalding neighbourhood, wheat and beans used to be chiefly grown, but now mustard, turnip, and other seeds, potatoes, &c., are largely raised. Large quantities of straw are sold off, and a great deal of artificial manure is used. Some of the fen land with a loose, porous subsoil, requires claying at certain periods, but, since the depression, this has not been so frequently done, and it is said the land has suffered in consequence. This operation cost about 3*l.* 10*s.* an acre.

In these districts there are a very large number of small owners and occupiers who usually cultivate their land themselves with the aid of their families, and who as a class work immensely hard.

The greater portion of the fens is arable land, but some of the pastures are of an excellent description, and are capable of carrying a great deal of stock.

Mr. W. H. Wheeler, C.E.,* thus describes the Fens:—

> "The Fens of south Lincolnshire form a part of that vast tract of lowland on the east coast of England, known as the Fen land, and extend from Lincoln on the north to the River Nene and the boundary of the county of Cambridge on the south. The outfall for the drainage of this fen country is into the Rivers Witham, Welland, Nene, and their tributaries. The Lincolnshire Fenland is divided into districts known respectively as the Witham district, the East, West, and Wildmore Fens, the Black Sluice, Deeping Fen, South Holland, and part of the North Level, with other smaller divisions. Broadly speaking, the soil of the Fenland may be divided into two classes, the silt and the peat, or black Fen soil. The peat is principally to be found in the East Fen, on the west side of the Witham, from Lincoln to Bourne, and in Deeping Fen. The substratum of the Fens is the Boulder and Kimmeridge clays, which here form a deposit of very great depth. The whole of this tract of land, about 500,000 acres in extent, with the exception of a few elevated places, which formed islands in the middle of this vast swamp, is below the level of spring tides, and is only protected from inundations by artificial earthen embankments, some of which are from 10 to 15 feet above the surface of the land, and are maintained only by constant care and watchfulness. This Fen land is intersected by three principal rivers, the Witham, the Welland, and the Nene, into which the higher Fens drain naturally by gravitation, and the lower by aid of steam power, which lifts the water out of the main drains into the river."

System of drainage in the fens.

9. The system of drainage in the fens is very complete, and the land here seldom suffers from flooding, though sometimes the river banks burst in exceptionally wet seasons. Boards of Commissioners manage the drainage of these districts, which is carried out partly by the use of steam, and partly by large open dykes emptying by sluices into the rivers. The drainage rates in some districts are heavy, but they greatly vary, running from 6*d.* to 13*s.* an acre, sometimes the landlord paying and sometimes the tenant, according to arrangement. Though 13*s.* an acre for drainage rates appears heavy, in addition to other rates and taxes, it must be borne in mind that, without this large expenditure on the drainage of the Fens, this land, which is sometimes called the "garden of Lincolnshire," some of which up to 1879 was worth over 120*l.* an acre, would be simply a swamp.

Markets and fairs.

10. Lincolnshire is very fairly well supplied with good markets, but as the county is almost entirely an agricultural one, there being no mines, and practically no industries or manufactories except the agricultural machine works at Lincoln, the agricultural producers have no consuming population to supply in their own county, and hence the greater part of their produce has to be sent to the great northern centres or to London. The absence of a consuming population is a great drawback to the success of what may be called the minor industries of agriculture, to which the small holders chiefly look, such as the sale of milk, butter, eggs, poultry, and fruit.

The principal markets for fat stock and sheep are Lincoln, Sleaford, Boston, Louth, Grantham, and Grimsby, but they are also sold at Brigg, Gainsborough, Spilsby, Burgh, Holbeach, and Spalding.

Fat stock are nearly always sold by auction, and this has been the custom for fully 25 years. From North Lincolnshire a good many cattle are taken to Manchester and Wakefield, and sold on commission. It is very seldom that buyers go round to farms now to purchase fat stock, but it is still sometimes done in the southern part of the county.

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* Article on the Fens in White's History, Gazetteer, and Directory of Lincolnshire.

NOTE.—I am indebted to Mr. C. W. Tindall, agent to the Earl of Yarborough, for giving me much valuable information on the system of farming in Lincolnshire.

Store stock and sheep are usually sold privately to dealers in the markets, but a few are sold by auction.

Besides those already mentioned, there are other markets of importance, namely, Horncastle, Bourne, Caistor, Alford, Corby, Market Rasen, while many farmers in the south attend the market at Peterborough and Stamford, in Northamptonshire.

A great many corn, seed, cake, and manure merchants attend the markets, and the attendance of farmers is generally a large one. The "ordinaries," which are still customary at all the market towns, are much patronised, and a large company of farmers and merchants sit down to dinner, which makes a pleasant meeting ground for the neighbourhood. I was informed that agricultural depression had affected the attendance to some extent, but, nevertheless, the Lincolnshire "ordinary" is a feature on market days, which does not exist to the same extent, I believe, in any other county. I did hear a stalwart old farmer of the old school, when the company was rising about 3 p.m., lament that agricultural depression should make the farmers hasten to catch early trains, instead of remaining for the afternoon to open port wine, but he quite accepted the situation as the inexorable result of a free trade policy.

Important fairs are also held at several centres during the year. The principal one is at Lincoln, which extends over a week in April, at which horses, cattle, and sheep are sold. There is also a lamb fair in August, two fairs in September and others in October and November for horses, beasts, and sheep, and also ram shows in October. Other fairs are held at most of the principal market towns throughout the year.

Railways and roads.

11. Lincolnshire is on the whole moderately well served with railways, especially when it is remembered there were none before 1846, and also considering the formation of the county, namely, the hilly nature of the Wolds. Railways run through all the market towns of any size, so the farmers in the neighbourhood can go to and from their markets by train if they desire. But it is frequently difficult to go across the county by train, not only because a circuitous route has often to be taken, but because there are several lines of railway, which involves constant changing and waiting for other trains.

Some of the Wold farms are situated very inconveniently for railways, being 8 or 9 miles from a station, and it must involve much loss of time and expense, having to cart corn, coal, &c., and drive cattle and sheep such long distances.

The roads appeared to me to be good and kept in excellent condition. Certainly those in the fen district compared very favourably with those in similar districts in some other counties.

Agricultural returns. Crops.

12. The area of the county is 1,767,879 statute acres.

The total acreage of corn crops grown in Lincolnshire in 1893 was 554,063 acres. Of this 180,894 acres was wheat, and 206,764 acres was barley. Taking the wheat and barley together, a larger acreage of these crops was grown in Lincolnshire than in either of the counties of Norfolk, Suffolk, or Yorkshire.

The total corn crop in 1883 was 604,476 acres, showing a decrease in 1893 of 8·34 per cent. Of this the wheat crop decreased from 226,863 acres to 180,894 acres, or 20·26 per cent., and the barley crops increased ·42 per cent. Between 1874 and 1894 the wheat crop decreased by 42 per cent. and the barley crop increased by 31·6 or a decrease in the two crops of 16·7 per cent.

The green crops increased between 1883 and 1893 from 229,226 acres to 240,229 acres, or 4·80 per cent. The clovers, sainfoins, and grasses under rotation increased from 169,690 acres to 189,053 acres, or 11·41 per cent., and the permanent pasture increased from 458,608 acres to 498,107 acres, or 8·61 per cent.

In 1893 there were 1,844 acres of orchards, 1,236 acres of market gardens, and 1,581 acres of small fruit. (Appendix A. 9 (*a.*).)

The agricultural returns for 1893 give the average proportion of permanent pasture, arable land, and corn crops per 1,000 acres of cultivated land as follows: permanent pasture, 328 acres; arable land, 672 acres; corn crops, 365 acres.

Agricultural returns. Cattle, sheep, and horses.

13. Between 1883 and 1893 the number of cattle of all sorts increased from 212,789 to 252,912, or 18·85 per cent. Of these the cows and heifers in milk or calf increased from 56,588 to 64,763, or 14·44 per cent.*

Sheep increased from 1,255,573 to 1,274,316, or 1·49 per cent.,† while pigs decreased from 103,385 to 84,478, or 18·28 per cent.

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* The number of cattle in 1874 was about the same as in 1883. In 1894 they decreased by 15,857 or 6·2 per cent. compared with 1893, which gives an increase since 1874 of 11·3 per cent.

† In 1874 there were 1,629,011 sheep, and 1,153,863 in 1894 or a decrease of 29·1 per cent.

Horses of all sorts in the county increased from 65,832 to 71,726, or 8·95 per cent., the horses used for agricultural purposes increasing from 50,469 to 52,059, or 3·15 per cent. (Appendix A. 9 (*b.*).)

The sheep are the celebrated long-wooled Lincolns, famous alike for their size, form, wool, and the mutton they produce. On the Wolds, the Heath, and the Cliff are to be found some splendid flocks, of which their owners may be justly proud. Very large prices are sometimes obtained for rams, particularly for exporting. One farmer I met had recently sold one for 200*l.*, and I heard of one which had fetched 300*l.*

Lincolnshire has more sheep than any county in England except Yorkshire, but though Yorkshire has 642,141 sheep more than Lincolnshire, the amount of wool produced per sheep in Yorkshire is 6·9 lbs., and the amount produced per sheep in Lincolnshire is 9·5 lbs. The weight of a Lincolnshire fleece is more than that of those in any county in the United Kingdom. The weight of wool produced in Lincolnshire considerably exceeds the weight of wool produced in the whole of Wales, where a fleece weighs 3½ lbs.

The cattle bred in the county are chiefly the large red Lincolnshire shorthorns. On several farms I saw the polled Angus. Some Irish cattle are brought into the district and grazed.

Some good shire horses, hackneys, and hunters are also reared in the county.

14. I have no materials which enable me to give the number of owners and the extent of their properties at a later period than when Mr. Druce reported on the county to the Duke of Richmond's Commission. In his report he gives the following summary of the returns of owners of land in Lincolnshire:— Size of properties and holdings.

Number of Owners and Size of Holdings.	No.	Extent of Lands.		
		A.	R.	P.
Total number of owners of less than 1 acre	13,768	2,824	1	22
" " " 1 acre and under 10 acres	8,168	36,041	2	25
" " " 10 acres " 50 "	5,212	118,564	3	21
" " " 50 " " 100 "	1,293	91,185	0	10
" " " 100 " " 500 "	1,611	348,591	1	29
" " " 500 " " 1,000 "	208	141,081	1	3
" " " 1,000 " " 2,000 "	116	162,512	2	2
" " " 2,000 " " 5,000 "	67	213,032	1	6
" " " 5,000 " " 10,000 "	27	188,527	1	6
" " " 10,000 " " 20,000 "	14	180,161	3	25
" " " 20,000 " " 50,000 "	3	68,731	2	8
" " " 50,000 " " 100,000 "	1	55,272	0	6
" " " 100,000 " and upwards	—	—		
" " " no areas	5	—		
" " " no rentals	4	16	3	24
Total	30,497	1,606,543	0	27

It will be observed from this table that there are a great number of small, and also yeomen, owners in the county. The agricultural returns for 1893 give the total cultivated area at 1,519,103 acres, and of this 1,317,483 acres is occupied by tenants, and 201,620 acres by owners.

Mr. Druce also gives the following numbers and acreages of the farm holdings in the county in 1880, taken from the agricultural returns:—

County of Lincoln.	50 Acres and under.	From 50 to 100 Acres.	From 100 to 300 Acres.	From 300 to 500 Acres.	From 500 to 1,000 Acres.	Over 1,000 Acres.
Number of farm holdings	20,263	2,196	2,826	833	388	36
Acreage of farm holdings	224,826	155,589	500,575	318,612	249,538	45,516

The number both of big and small farms is large, the former being situated chiefly in North Lincolnshire, and the latter in the South. In fact, as Mr. Druce observes, "Lincolnshire heads the list of English counties in the number of farms from 500 to "1,000 acres in size," and he states "that there are no less than 20,263 holdings of "50 acres and under in Lincolnshire, a larger number than in any other county, "except the west riding of Yorkshire, where they number 24,990."

In the "Return of Allotments and Small Holdings in Great Britain" (1890), it appears there were then 20,692 small holdings of quarter of an acre to 50 acres inclusive, and of these 4,092, or over 19 per cent., were occupied by their owners.

III.—Population.

Increase and decrease in population of poor-law unions.

15. The population of the county of Lincoln in 1891 was 472,778. It has increased in every decade since 1801, the increase between that year and 1891 amounting to 125 per cent.

Between 1871 and 1881 the population increased by 7·6 per cent., and between 1881 and 1891 ·6 per cent.

But the rural districts decreased in many places between 1871 and 1881, and in practically every case between 1881 and 1891.

Thus deducting the increase in the following registration sub-districts, which include urban populations, namely, Lincoln Home, Great Grimsby, Winterton, Brigg, Gainsborough, and the Grantham Union, the rest of the county decreased by 1·5 per cent. between 1871 and 1881.

Again, deducting the increase in the same registration sub-districts, in 1891, with the exception of the Grantham Union, which decreased, the population of the rest of the county decreased by 4·3 per cent. between 1881 and 1891.

Seven purely agricultural unions decreased in both decades. Three unions, practically agricultural ones, but containing the towns of Stamford, Grantham, and Boston, increased between 1871 and 1881, and decreased between 1881 and 1891. And four unions, containing the towns of Lincoln, Grimsby, Brigg, and Gainsborough, increased in both decades.

The seven agricultural unions, namely, Bourne, Spalding, Holbeach, Sleaford, Horncastle, Spilsby, and Louth, decreased by 3·4 per cent. between 1871 and 1881.

In the seven unions which increased between 1871 and 1881, namely, Stamford, Lincoln, Boston, Grantham, Caistor, Glandford Brigg, and Gainsborough, many of the rural registration sub-districts decreased. Thus, taking the 10 purely rural registration sub-districts, out of a total of 25, their total population amounted to 53,097 in 1871, and in 1881 to 49,867, or a decrease of 6 per cent.

But in 1891 the same seven unions, which decreased by 3·4 per cent. between 1871 and 1881, had again decreased between 1881 and 1891 by 6·0 per cent. In addition, the unions of Stamford, Boston, and Grantham, which increased 4·7 per cent. between 1871 and 1881, decreased 4·2 per cent. between 1881 and 1891.

Again, taking the four unions which increased 8·4 per cent. between 1881 and 1891, namely, Lincoln, Caistor, Glandford Brigg, and Gainsborough, they only contain five registration sub-districts out of 15 which increased, namely, those including the towns of Lincoln, Great Grimsby, Brigg, and Gainsborough. These urban unions showed an increase of 19·1 per cent., and the 10 rural registration sub-districts decreased by 6·1 per cent.

The Seven Unions which show a Loss of Population in both the last Decades.

Union.	Decrease in Population, 1871–1881.	Decrease in Population, 1881–1891.	Decrease per Cent., 1871–1881.	Decrease per Cent., 1881–1891.	Decrease per Cent., 1871–1891.
Bourne	1,063	254	5·3	1·3	6·6
Spalding	223	1,228	0·9	5·3	6·2
Holbeach	102	1,436	0·5	7·4	7·9
Sleaford	114	2,054	0·4	7·9	8·3
Horncastle	2,240	1,312	9·4	6·0	15·4
Spilsby	1,364	1,991	4·6	7·1	11·7
Louth	951	2,450	2·7	7·2	9·9
Total	6,057	10,725	3·4	6·0	9·4

Note.—The Rev. J. Russell Jackson, vicar of Moulton, near Spalding, gives an interesting account of the size of the occupations and the number of owners and occupiers in the parish, which he considers may be given as a fair illustration of the distribution of land in a South Lincolnshire parish. (Appendix B. 14.) The area is 11,391 acres. In 1811 the population was 1,273 with 270 inhabited houses. In 1831 the population was 1,850 and the inhabited houses 361. In 1871 the population was 2,273, with 482 inhabited houses. In 1881 the population fell to 2,248. In 1891 the population was 2,088, with 468 inhabited and 24 uninhabited houses. There are 231 owners of land, of whom 208 do not own over 100 acres, and of these 181 do not own over 50 acres. Of the 231 owners, 71 cultivate their own land. There are 169 occupiers not exceeding 50 acres, of which 59 occupy under 5 acres.

The Three Unions which show an Increase of Population in the First Decade and a Loss in the Second.

Union.	Increase of Population, 1871–1881.	Decrease in Population, 1881–1891.	Increase per Cent., 1871–1881.	Decrease per Cent., 1881–1891.	Increase or Decrease per Cent., 1871–1891.
Stamford	523	1,174	+ 2·9	−6·3	−3·5
Boston	562	1,632	+ 1·4	−4·1	−2·7
Grantham	3,073	754	+10·0	−2·2	+7·8
Total	4,158	3,560	+ 4·7	−4·2	+0·5

The Four Unions which show an Increase in Population in both Decades.

Union.	Increase in Population, 1871–1881.	Increase in Population, 1881–1891.	Increase per Cent., 1871–1881.	Increase per Cent., 1881–1891.	Increase per Cent., 1871–1891.
Lincoln	12,222	2,757	23·3	4·2	27·5
Caistor (Grimsby)	18,014	11,907	36·8	17·7	54·5
Glandford Brigg	3,942	509	10·8	1·2	12·0
Gainsborough	2,698	3,221	10·0	10·7	20·7
Total	36,881	18,394	20·2	8·4	28·6

IV.—Buildings, Drainage, and Water Supply.

Farm-houses. Generally good.

16. Generally speaking, the farmhouses throughout Lincolnshire are excellent, both as regards convenience and the state of repair, with the exception of many belonging to the small freeholders. This the farmers all readily recognise, and there are but few complaints. Certainly the houses of the Lincolnshire farmers leave little to be desired in the way of comfort. When subsequently visiting Suffolk and Cambridgeshire, I frequently heard the excellence of the Lincolnshire buildings referred to.

Farm buildings and sheds. Generally good.

17. The great majority of farms are very well supplied with modern buildings and sheds, and the farmers agree in saying that Lincolnshire compares very favourably with other counties in this respect. The yards, sheds, barns, and stables are generally well built, spacious, in capital repair, and certainly bear testimony to the way in which the landowners have striven to equip their tenants with every convenience, to enable them to carry on their business to the best advantage. Certainly I have never seen a county where the buildings were so uniformly good. (Appendix B. 17 (*d.*).)

It was stated at the meeting at Bourne that, though the buildings in south Lincolnshire were fair, they are not so good as in the north. From my own observation, I should say that this distinction cannot be drawn between the large farms in the north and south, but that it is the case that the general average of farm buildings in the south is not so good, owing to the much larger number of small farms there, many of which are owned by small freeholders.

The only unfavourable criticism passed on the farm buildings was the want of covered-in yards, but landowners in a good many cases have remedied this. I saw many more covered yards in Lincolnshire than in any other counties I visited.

The following quotations are fair samples of the evidence obtained on this subject:—

The Lincolnshire Chamber of Agriculture:—

"No complaint about buildings. Much has been done in the last 10 years."

The Lincolnshire Agricultural Society:—

"Farm buildings compare very favourably with those in other counties. Landlords have done more since the depression. They have had also to build more sheds as more cattle are kept now."

Grantham Chamber of Agriculture :—

"Buildings generally good."

Mr. W. S. Fox, Potter Hanworth :—

"The Lincolnshire buildings and sheds, and undoubtedly cottages, will compare favourably with other districts."

The Kesteven Society, South Lincolnshire :—

"Buildings in South Lincolnshire are not so good as in the north, but they compare favourably with other districts."

Meeting at Louth :—

"Buildings in the district suitable and in good repair."

Meeting at Brigg :—

"Buildings are suitable to our requirements. If you go to your landlord and want more you get them. Generally the cottages are good and sufficient."

Mr. Gilpin Brown, agent to Mr. Chaplin :—

"On the large estates, buildings and cottages compare very favourably with those in other counties."

Meeting at Spalding :—

"Buildings are very good. Landlords have met their tenants by building for them."

Meeting at Horncastle :—

"Farm buildings very good."

Meeting at Grimsby :—

"Buildings and sheds compare very favourably with those in other counties."

Mr. Laverack of North Carlton says :—

"The buildings on the Cliff are very good. We have all we can reasonably ask for."

Mr. Pears of Mere says :—

"The buildings on the Heath are very good."

Buildings on small properties not always good.

18. An exception, however, must be made to the statements contained in paragraphs 16 and 17 in the case of the buildings on some of the small properties, which have been bought as a speculation to rent by persons who have saved money in commercial undertakings, and in the case of the small freeholders, who have either built their own houses, or bought them with the land."

I visited a number of houses, more particularly in the south and in the eastern side of the county, owned by such men, and a number of them were not so commodious, and in nothing like as good repair, as many labourers' cottages. On the whole, however, there is nothing that requires serious notice. The houses are usually substantially built, though many of them are inconvenient and old-fashioned. No doubt there are cases where large families have close quarters, which is undesirable, but I usually found the young people went off to situations in towns as soon as they were old enough, and only one or two remained behind to work the land.

Improvements in buildings in recent years.

19. Although the farm buildings must have been good in Lincolnshire for many years past, both agents and farmers say there has been very great improvement in them during the last 15 years. This has been due to the fact that both sitting and incoming tenants have asked for more, both in the way of enlarged and extra buildings, and in repairs, to which requests the landowners have had to accede, sometimes to retain and sometimes to acquire tenants. Far be it from me to say that the excellence of the farm buildings is due to pressure put on unwilling landowners. I believe in the great majority of instances the contrary is the case. Before the depression began I understand that tenants were satisfied with the buildings as they were then, but frequently on the larger farms in the good times, when money was plentiful, tenants put up a shed or other building, without even asking their landlord to do it, and as for the smaller repairs, the landlords were never troubled about them.

20. But since farmers have been short of money they have expected the landowners to do all the building and repairs. And, moreover, there has been a tendency for tenants to expect and ask for more, because they require every inducement to keep their money invested in what is now an unprofitable commercial undertaking. More repairs done by landlords since depression.

Thus it was stated at a meeting at Boston that "often the worse the land the better "the buildings in order to attract tenants."

Mr. Gilpin Brown, agent to Mr. Chaplin, says :—

> "We have had to do repairs, &c. since the depression which the tenants always did before."

Mr. Beasley, agent to Sir W. E. Welby Gregory, says :—

> "More repairs are done for the tenants now, as they cannot afford to do them. Also there is more stock-keeping, and so a greater demand for sheds."

Mr. George Wright, agent to Colonel Morland Hutton, near Gainsborough, says :—

> "Tenants make many more demands now for buildings and repairs. I daresay we have about 30 per cent. more to do."

Similar evidence was given by Major Higgins of Alford, Colonel Grantham of Spilsby, Mr. Wilson Porter of Louth, Mr. C. W. Tindall of Brocklesby, Mr. Charles Scorer of Lincoln, Mr. Walter Martin of Wainfleet, Mr. Calthorp of Spalding, and other well-known agents (*see* paragraph 83).

21. The cottage accommodation in Lincolnshire struck me as being very superior. During this inquiry time would not permit of any exhaustive investigation into this subject, but I drove over a large area of the county, and had the opportunity of seeing a great number. Cottage accommodation generally good.

Certainly they are more uniformly good than in any other county with which I am acquainted. When I was Assistant Commissioner on the Royal Commission on Labour, I made a minute inquiry into the condition of cottages in certain parts of Norfolk, Suffolk, Northumberland, Cumberland, and Lancashire, and the general standard of cottages in these counties is certainly inferior to those in Lincolnshire.* In all these counties there are many estates where the cottages are as good as they can possibly be, but they all contain some very bad open villages belonging to people of small means, such as I never saw in Lincolnshire.

No doubt there are many examples in the county of cottages belonging to small owners or squatters being in bad condition.

In Mr. Wilkinson's report to the Royal Commission on Labour on the Louth Union he states :—

> "The majority of the cottages are in fair repair, though many are in a very bad state. Some were built by squatters, as encroachments on the lord of the manor's waste, and belong to people too poor to keep them in order. The new cottages are generally well built and on a good plan. In most cases the cottages are at a convenient distance from work."

Of the cottages in the southern union of Holbeach, Mr. Wilkinson states there are many bad ones, particularly in the town of Holbeach, Long Sutton, and Sutton, principally owned by small people, but that in some of the hamlets a much better average is to be found, especially those belonging to large private proprietors, to public bodies, colleges, and to the Crown. The cottages, he states, are always made of brick and tile, which are at any rate more serviceable than those made of lathe, plaster, and thatch, so frequently to be found in the open villages of Norfolk and Suffolk.†

The evidence given by farmers, a good many of whom had been foremen or labourers, was all in support of the general superiority of Lincolnshire cottages.

C. Clayden, a labourer on the Earl of Winchilsea's estate, says :—

> "I have been in Essex, Gloucestershire, Oxfordshire, Yorkshire, and Nottinghamshire, and I can certainly give Lincolnshire preference for comfortable

* Report by Mr. W. C. Little, Senior Assistant Commissioner, Royal Commission on Labour, Vol. V., Part I.

† The farmers at the Lincolnshire Chamber of Agriculture made the same complaint I so frequently heard made in Norfolk and Suffolk when making inquiries for the Royal Commission on Labour, notwithstanding the fact that many of the Lincolnshire landlords retain the control of the cottages in their own hands, namely, that "the men prefer to live in villages and walk a longer distance to their work. It is difficult to get good labourers "into farm cottages, though they are often better built, with larger gardens and at cheaper rents."

houses and good gardens. The most dilapidated houses for labourers I ever came near were in Essex, and it was the poorest place I have ever been in altogether."

The farmers at the Lincolnshire Agricultural Society, who came from all parts of the county, said: "The cottages are very good;" and their view was fully confirmed at the other meetings I attended and by witnesses I interviewed.

At the meeting at Sleaford it was stated:—

"Generally speaking, the cottages are good, and the large landowners have model ones."

According to my observations, the cottages throughout the county are usually made of brick with slate or tile roofs, which coincides with Mr. Wilkinson's experience at Holbeach and Louth. Those made of lathe and plaster with thatched roofs are becoming rare. A pair of cottages usually cost between 300*l.* and 400*l.* There are a number of very serviceable ones in the Alford district built plainly for 300*l.*

Drainage of farm premises.

22. As a general rule farm premises are well drained, though I heard that in some of the smaller ones, and also those belonging to freeholders, this was not so. At all the meetings I attended, with the exception of Bourne, it was stated that the drainage as a general rule was satisfactory, and I heard no complaints on this subject from the many farmers whose houses I visited. But the Kesteven Society at Bourne did not state that the drainage of the farm premises was remarkably bad, but that "it was on the whole not up to the requirements of the present day." But in the case of drainage, as in the case of buildings, referred to in paragraph 17 I do not think it can be said to be deficient on the large farms.

Water supply.

23. In a large county like Lincolnshire it was impossible to get more than general information as to the water supply. No complaints were made either in public or private on the subject. In Appendix B. 17 (*d.*) the evidence of certain farmers living in different parts of the county is set out, and they appear to be generally satisfied with the supply of water.

Drainage of the land.

24. On the whole the drainage of the land throughout the county is very fair. On the large estates this is especially so, and of late years landlords in many cases have had to do more than they previously did. In some cases the landlords now do all the draining, but in others they only supply the pipes and the tenants find the labour. (Appendix B. 17 (*d.*).)

On the high lands, namely, on the Wolds, the Cliff, and the Heath, practically no drainage is required, while the Fens and Marshes are drained by cut dykes, on which very large sums of money have been spent, and in consequence of which high drainage rates have to be levied.

On this subject the Lincolnshire Chamber of Agriculture said:—

"The land worth keeping in cultivation has been well drained."

The Lincolnshire Agricultural Society said:—

"Good land is generally well drained, but this is not the case on a good deal of strong land."

The Grantham Chamber of Agriculture said:—

"On the whole the land is well drained."

The farmers at Brigg said:—

"The drainage is good; landlords see to this for you."

At Bourne the Kesteven Society stated that the drainage in the fens was generally good, but that some of the high land required draining, and also in some cases where it had been done the drains had been laid too deep and were useless.

No doubt there are many exceptions in such a large county, particularly where the owners have not much capital. Thus in one parish about 6 miles from Lincoln I visited two working farmers. One on 200 acres said: "The drainage in the district "is good. There has been a lot done of late years." The other on 260 acres of glebe land said: "My land drains badly and wants all re-draining. But my landlord, the "parson, can't afford it. He has reduced my rent nearly 50 per cent. Farming "under parsons isn't like farming under Squire Chaplin."

V.—Tenure and Rent.

Tenure.

25. Most tenancies are yearly ones, from Lady Day to Lady Day, with a six months' notice to quit, though many are 12 months. At the meeting at Brigg it was stated that "in these times a six months' notice to quit is best."

Mr. Chaplin asked his tenants a few years ago whether they preferred the shorter or the longer notice and they chose the former. The agreements are usually in writing. Michaelmas entries are not very common.

In some parts an incoming tenant enters the grass land on May 13th, and the plough land at Lady Day.

Very few men are now farming under leases as no one would take them after the depression commenced. There are, however, some instances where long leases have not yet expired. On a number of estates yearly tenancies were customary even in the good times.

Fixity of tenure.

26. It is satisfactory to be able to state that farmers consider they have all the fixity of tenure they desire. There is no feeling on their part that they are less secure under a yearly tenancy than under a lease, or that it is desirable to farm the less high in consequence.* There is certainly no evidence to show that the land of owners is in a better state of cultivation than that of tenants.

I can quote no more independent or fairer witness on this point than Mr. W. S. Fox, who farms largely at Potter Hanworth. He says :—

> "On the whole I think tenants have fair security of tenure. I certainly think landlords should have some protection against bad tenants."

Mr. Calthorp, solicitor and agent at Spalding, says :—

> "I have never heard of a complaint of unjust eviction. On the contrary, I know many instances of families who have occupied farms for generations."

Mr. Allenby, farmer and agent, says :—

> "I never heard any man say he was afraid to put money into the land."

Also Mr. Taylor Sharpe said at Horncastle :—

> "There must be some limitation to fixity of tenure. I should not like to see a landlord put in the position to have an obnoxious tenant put on him for ever."

Mr. Charles Scorer, solicitor of Lincoln, who has a very extensive knowledge of Lincolnshire, and a very practical knowledge of farming, as he, his father, and brothers are tenants of some 6,000 acres, says :—

> "There is no such thing as insecurity of tenure. One of the happiest features of our Lincolnshire agriculture is the very friendly relationship which exists between all classes on the land."

Mr. Scorer's evidence is fully corroborated by all those with whom I came in contact, and, generally speaking, the feeling of the farmers may be represented by quoting a statement made at the meeting at Horncastle :—

> "All our grievances are summed up in low prices and high taxation."

Several agents expressed the opinion that the man who most desired to have security of tenure now was the landlord, who in many cases was prepared to make any sacrifice either to keep or to acquire a tenant, particularly on a large farm. It is not an uncommon thing to hear landowners and agents say : "A large tenant requiring a "farm can now make his own terms and whatever he wants we have to do," or "we "have to make great sacrifices to keep our tenants."

The generally acknowledged fact that landowners have spent more on their estates since the depression, and that they have permanently reduced their rents very largely, is strong evidence to prove the tenants have been successful in making demands. For, however generously disposed the landowners may have been, it is not likely they would have made the sacrifices they have in rent, or expended large sums when they could least afford it, except under pressure of the knowledge that they must accept the tenants' terms, or farm the land themselves.

The sitting tenant, his position.

27. This leads to the question whether the sitting tenant is in the position to make as good a bargain with his landlord as an intending one. In theory perhaps he is not,

* At the meeting at Brigg a farmer stated that he and his family had occupied their farm for over 100 years on a six months' notice to quit.

but I think in practice he generally is, in Lincolnshire. If a man elects to invest his capital in a farm, on a yearly tenancy, with a six months' notice, it is difficult to see how greater security than he has deliberately chosen can be given him, provided he gets sufficient compensation for unexhausted improvements on quitting. Since the depression, especially on large farms, he has not infrequently been able to use his power to quit as a lever to procure concessions.

But I have not to deal with the question of harsh eviction in Lincolnshire, as it does not exist,* but, with the minor question, whether a new tenant is able to make better terms with a landlord in the way of getting additions or alterations to buildings or a lower rent, than a sitting tenant. In some cases no doubt he is. The new tenant is in the position of all purchasers, he can choose his article at his own price, but the sitting tenant has chosen his, and he agreed to pay a certain sum for his farm and the buildings as they were. Is he altogether entitled, having made his bargain, to grumble because someone else makes a better one, and can he reasonably expect to be put in a similar position, as a matter of right and justice? Because a landowner has had a farm on his hands for a year, and in desperation lets it very cheap rather than farm it, is he bound to reduce the rent to a similar level on the whole of his property, or is he to be blamed for laying out capital on an unlet farm with the object of attracting tenants?

Far be it from me to say there have not been cases where the sitting tenant may not have been somewhat harshly treated: where the knowledge of his desire to remain on his farm, both from a business and sentimental point of view, may have given a landowner or agent the whip hand in negotiations. But landowners say they make every endeavour to meet old tenants in every possible way, and it is a pleasure to be able to state that in Lincolnshire cases of hardship are quite the exception, and I write this with confidence, because I have the evidence that this is so from men holding every shade of opinion throughout the county.

When discussing this subject with the Lincolnshire Chamber of Agriculture, it was there stated: "On a large farm, a new tenant is in the best position to drive a bargain. "The new tenant need not come unless he likes, but the sitting tenant is not in the "same position, because it costs him so much to move. Three moves are as bad as a "fire." But they went on to say:—

"Between 1879 and 1882 landlords did not like reducing to sitting tenants, but "they soon began to find it cheaper to make reductions, as new tenants want so much "new building."

Again at the meeting at Louth, it was stated: "Tenants have now a much better "chance of making a bargain than formerly."

At the meeting of the Grantham Chamber of Agriculture it was stated: "A new "tenant can now make a better bargain than the landlord."

Mr. Paddison, of Saxilby (430 acres), says: "Tenants are masters of the situation "in these bad times. A new tenant who goes on to a farm makes his own terms."

Mr. Gilpin Brown, agent to Mr. Chaplin, thought the matter was sometimes a difficult one to deal with, but he says: "There are now very few cases where the "sitting tenant does not get the same consideration as the new one in this county."

Speaking of Lord Yarborough's estate, Mr. C. W. Tindall was able to make the following satisfactory statement:—

"Nothing is ever done on this estate for a new tenant which is not done for an old one. I should think it a lasting disgrace to let an old tenant go and take a less rent from a new one. It never has been done, and it never shall.

"A standing rule of the estate is that if there is a son or relation of the late tenant, then the farm goes to him as a matter of course. There never yet has been a yard of land advertised on the property. People are most anxious to come in because they get absolute security and good buildings. I have known men let their own farms to get under Lord Yarborough."

It is said that the grandfather of the present Earl of Yarborough on being asked from where he got his splendid race of tenantry, replied: "Sir, I breed them." And the same system prevails on the estate at the present time.

* In consequence of this satisfactory state of things not a single witness made the suggestion that compensation should be given for disturbance. Mr. Calthorp, who gave evidence at Brigg, when alluding to this question, said: "If farmers are to get compensation from landlords for disturbance, in equity landlords should "get compensation from tenants. Sauce for the goose is sauce for the gander."

Again the Earl of Ancaster says: "The son has always first chance of succeeding "to a farm, or at any rate some one on the estate."

And though, no doubt, since the depression began in 1874, there have been a very large number of changes, both of occupiers and owners, still on many of the large estates the same families remain. The following illustration came under my notice at Grantham. I asked four farmers, whose names at the time I did not know, if they considered they had security of tenure. One of them replied: "You will think so if "you ascertain how long we and our families before us have been on our farms." It turned out that their families had held their farms for the following periods:—400, 300, 200, and 150 years, or an average of 262½ years.

Rent paid in the county.

28. It is a matter of the greatest difficulty to give any general idea of the rents payable in a large county like Lincolnshire, which embraces almost every variety of soil, and where so many systems of farming are adopted. The bare mention of the amount paid per acre is no guide to value, for soil, situation, and size of farms are all factors which must be reckoned with, and a high rent on good soil, and in a good situation, is frequently much cheaper than bad land at almost a nominal rent.

It may be convenient to give a few illustrations of the average rents per acre on certain large properties in April 1894, in different parts of Lincolnshire as samples.

RENTS PER ACRE.

Name.	Size of Property.	Farms up to 100 Acres.	Farms from 100 Acres to 400.	Farms of 400 Acres and upwards.
	Acres.			
Marquis of Bristol	13,000	25*s.* to 29*s.*	10*s.* to 28*s.*	About 15*s.*
The Earl of Ancaster (*note*)	57,664	27*s.* 4*d.* (20 to 100 acres).	22*s.* 8*d.* (100 to 300 acres).	About 20*s.* (over 300 acres).
Sir H. Cholmeley	11,500	About 15*s.*	About 15*s.*	About 15*s.*
Captain Pretyman	5,600	20*s.* to 30*s.*	25*s.* to 26*s.*	25*s.* to 26*s.*
Mr. E. Turnor		21*s.* 8*d.*	18*s.* 9*d.*	19*s.* 4*d.*
North Lincolnshire property	21,000			
South Lincolnshire property		16*s.* 3*d.*	16*s.* 9*d.*	18*s.*
Earl of Yarborough	54,139	28*s.* 9*d.*	18*s.* 3*d.*	19*s.* 3*d.*
Earl Brownlow and the Cust Estates	11,643 16,843	25*s.* 4*d.*	21*s.* 5*d.*	19*s.* 7*d.*
Sir John Thorold	12,500	28*s.* 3*d.*	25*s.* 1*d.*	17*s.* 1*d.**
Sir F. Astley Corbett	9,500	29*s.* 6*d.*	23*s.* 6*d.*	26*s.* 6*d.*
Mr. Chaplin (Blankney Estate)	14,200	20*s.*†	(25*s.*‡ fen farms.)	(15*s.* heath farms).

* These are chiefly light land. † All close the villages.

‡ The landlord pays the drainage rates = 8*s.* an acre.

NOTE.—The above rents were paid in 1892. In 1893 there was a reduction of 11½ per cent. and of 20 per cent. the first half year in 1894.

Rents per acre on small farms, and cost of buildings per acre.

29. It will be observed that on some of the large estates the rents per acre of the smaller farms are not as a rule disproportionate to those on the larger ones. But it must be remembered that the soil of the smaller ones is usually better, and generally more uniform in quality; that they contain less waste, and that the buildings and repairs are more costly in proportion to the acreage. At the Grantham Chamber of Agriculture it was stated that small farms in that district were not rented higher than large ones, if the increased cost of building and their more favourable situation were taken into consideration.

Mr. Hutchinson, agent to the Earl of Brownlow, gives the following particulars as to the cost of farm buildings on different sized farms.

Size of Farm.	Cost of Buildings.
	£ *s.* *d.*
100 acres	650*l.* to 700*l.* = 6 10 0 to 7*l.* per acre.
300 „	2,200*l.* = 7 6 8 „
1,000 „	4,500*l.* = 4 10 0 „

Lord Ancaster, who has had great experience in building farm premises, informs me that buildings on farms of 400 to 500 acres cost about 7*l.* an acre, and on small cow farms of from 5 to 10 acres about 30*l.* an acre.

On this subject Mr. Sutton Nelthorpe writes: "I let my small farms at the same "average price as the larger ones. Economically, and by competition, one might "require and get a higher price for the smaller farms, but I prefer not to arouse a sense "of injustice by doing so, even though the grievance will not stand examination, "for the outlay on such farms is proportionately higher than on the larger ones."

The rents quoted from these estates do not, however, give a sufficient indication of extreme rents paid in the county. In course of my inquiry I came across cases of heavy clay land let as low as 5*s.* an acre, and in the neighbourhood of Boston, Spalding, St. James Deeping, and Wainfleet, up to 2*l.* and 3*l.* an acre for small farms on good land capable of growing a variety of produce. At Billingay rents of good fen farms of 50 acres are about 2*l.* and smaller lots near the village 30*s.*

In the Spalding district the rents of ordinary farms run from 30*s.* to 2*l.* an acre. A large farmer in the district on 2,000 acres informed me that he was paying 30*s.* to 35*s.* an acre, and 45*s.* for some of the best.

Near Boston rents are from 3*l.* to 5*l.* an acre for the verybest land not exceeding 10 acres, capable of growing early potatoes. Farms of about 60 acres of good land about 2*l.* an acre, and on the very finest land 3*l.* an acre.

The following rents are paid in the Wainfleet district on farms up to 100 acres. But here again the land is excellent, and a successful freeholder (paragraph 118) stated his land was worth 120*l.* an acre at the present time:—

Marsh land	- - - -	30*s.* to 50*s.*
Fen „	- - - - -	25*s.* to 45*s.*
Toft* „	- - - -	60*s.* to 100*s.*

Land Courts.

30. It may be some indication that tenants are satisfied with their present rents, and their conditions of tenure generally, and assuredly an indication that they are in a position to make their own bargains with freedom and to their own advantage, that there is no desire in any part of this large county to refer any fresh questions affecting contracts between landlord and tenant to arbitration. With but four exceptions, no witnesses out of all the numbers I interviewed at public meetings or inquiries, or on any other occasion, advocated the fixing of rent by arbitration, or even alluded to the subject.

The proposal of the Kesteven Society that a valuer should be appointed by the county council to give compensation to a tenant for the improved value of his holding, or to the landlord for its deterioration, I have dealt with in paragragh 45. But, having met, when I was reporting in Lancashire, an association in favour of a Land Court, to which the fixing of rent and the settling of nearly every contract which arises between landlord and tenant should be referred, I made it my business when visiting every part of Lincolnshire to ascertain if these views were supported in that county.

On the contrary, the farmers, both large and small, expressed in strong terms their dislike to such proposals, and several stated they would sooner give up farming, than go before any tribunal to settle questions between them and their landlords.

The presence of so many small owners in the county largely destroys the analogy which some would draw with Irish laws. In Lincolnshire, small occupiers are by no means all members of a weak and impoverished class of inferior social standing, unable to make fair terms with a wealthier, stronger, and more influential one, neither have they built their own houses or created other permanent improvements.

The small owner is sprung from the small tenant or labouring classes, amongst whom are his relations and friends. To make their bargain with their tenants they meet on equal terms, socially and pecuniarily, and it is probably owing to the existence of this state of things that the desire to refer questions of contract to others is not supported by the class to whom perhaps the suggestion might be thought likely to appeal.

At a large meeting of the Lincolnshire Agricultural Society, where I had the opportunity of hearing the opinions of nearly all the representative farmers in the county, it was stated:—

> "The best feeling exists between landlords and tenants. There is a strong feeling that any outside interference is most undesirable."

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* On which early potatoes are grown.

NOTE.—Mr. George Willows, farming 700 acres on the warp land near Gainsborough, who has just returned from Australia and New Zealand, says:—"I don't complain of rent in England. Rents are now ridiculously low, and those who have bought land are getting an absurdly low rate of interest."

The farmers at the "ordinary" at Grantham on market day said :—

"Every one in Lincolnshire is against outside interference in fixing rent. There is not a single party in this room who would like any individual in the room to assist him and his landlord in fixing a fair rent, though we are all friends. Much less should we like an outsider called in. We can and we prefer to fight our own battles."

At a Boston meeting it was stated :—

"We are dead against a Land Court. If we cannot look after our own interests we don't want anyone else to do it for us."

Similar opinions were expressed at meetings at Grimsby, Brigg, Louth, Horncastle, Alford, Sleaford, Lincoln, and Spalding.

Again Edward Farrow, in the Boston district, 133 acres, of which he owns 67, said :—

"I don't know of any farmers, either large or small, who are in favour of a Land Court. They most decidedly prefer freedom of contract."

In the same district, Thomas Stevenson, occupier of 78 acres, says :—

"You won't find one man in all this district in favour of Land Courts. There is no sense in any such idea. Men must be left free. Why should you encourage them to break their contracts in agricultural matters and not in trade ? If a man makes a bargain he must stick to it."

Another small farmer in the Spalding district, on about 50 acres, part of which he owns, said :—

"Land Courts are not wanted to deal with rent, but they might deal with the interest we pay on mortgages."

Mr. W. S. Fox, of Potter Hanworth, who considers tenants have fair security of tenure, says :—

"I am not in favour of a Land Court except as a last resource."

Mr. Reuben Roberts, of Horncastle, corn merchant and farmer, 2,000 acres, says :—

"Some suggest the establishment of Land Courts to fix the rent, fixity of tenure, and the power to sell unexhausted improvements. This I totally disagree with as it would in no way relieve the depression. It would simply unjustly benefit one class at the expense of another, and would be no benefit whatever to the country at large. . . . Then what is to be done with the small freeholder who bought his land, and is perhaps in a worse position than the tenant farmers ? Land Courts would be of no use whatever to him. Would these people, who propose to establish Land Courts, think it necessary to have another court to fix the rate of interest on all mortgages on land, whether small or great?"

It was suggested that it was for those who advocated that rent should become the subject of compulsory arbitration to show cause why this exceptional course should be pursued. For instance are farmers to be permitted to refer the question of their rent to arbitration, while they are left free to get as much as they possibly can out of the public for their produce, and to pay their labourers as little as they can get them to take for their labour ?

Of those who advocated a court of arbitration for rent I inquired if they were prepared to leave the question of the labourers' wages to be decided by the same court, and I received a reply in the negative in each case.

I will only quote one landowner's opinion on this subject, a gentleman widely respected in agricultural circles by all classes and all parties. He writes :—

"It would be easy to point out how injurious the establishment of Land Courts would be indirectly to tenants. For my part, this is my feeling, and I am not singular in it. I am greatly attached to my own house, which my family built nearly 300 years ago on land which has belonged to them since. But if Land Courts were established I would quit my house, and then burn it, and sell every yard of my land to the highest bidder in the most meretricious lots, without reference to the sitting tenant or anyone else."

The difficulty of having an outside tribunal to fix rent instead of leaving the question to be adjusted by the contracting parties, as circumstances might arise, was exemplified by a landowner.

This gentleman five years ago saw his tenants with a view to meeting them as far as he could over the rent question. He asked each to name what they considerered a fair rent for them to pay and for him to receive. Though some of the rents named by the tenants entailed large reductions, they were all accepted by the owner. Since

that time, when they themselves fixed a fair rent, they have every year asked him for an abatement to which he has acceded.

Restrictions as to sale and growth of crops.

31. There is very little feeling in any part of Lincolnshire that farmers are unduly restricted either as to the growth or sale of crops. Generally speaking, they farm with a very free hand. In fact, had I not raised the question myself at the meetings I attended, and to witnesses I met elsewhere, the subject would seldom have been broached. (Appendix B. 6 and B. 7.)

A very general statement made was that, since the depression, restrictions had been largely put on one side, either by explicit or tacit agreement. At Brigg it was said:—"Farmers do as they like now, and landlords and agents shut their eyes." At several meetings it was stated "as long as a man pays his rent and keeps his land in fair "condition, he can now do as he likes."

Many farmers said that the question of selling off had scarcely ever been raised until this year, when the high price of hay and straw created a desire on the part of some farmers to sell. But they seem to have generally been met by their landlords, and difficulties do not appear to have arisen. Mr. C. W. Tindall, agent to the Earl of Yarborough, says: "There is no bother at all about restrictions. This year four "tenants asked to sell hay off, and they could have got from 6*l.* to 8*l.* a ton for it. "They were all given leave. This year was exceptional. Generally, I do not believe "we have a man who would sell hay or staw off, if there were no restrictions." Again at Grimsby, the farmers said at a meeting: "Landlords have allowed us to "sell off this year and have been liberal about it. Taking the wold district, we may "grow what we like." The Grantham Chamber of Agriculture said: "Landlords "generally give written permission to sell hay and straw." A large farmer stated at the same meeting: "I and my family have been on our farm for 200 years with no "agreement, and we have never yet sold anything off." At the Horncastle meeting the farmers said: "As to selling off, restrictions in some cases might be lessened, if "the landlords could be properly protected. But 1893 was a very unusual year, and "many farmers in normal ones do not want to sell off. As to cropping we are fairly "treated."

At the meeting of the Lincolnshire Agricultural Society, I asked the farmers present whether, if they owned their own farms, they would be prepared to let them without making any restrictions at all, either as to cropping or sale off, and they unanimously replied "no."

In the great majority of agreements I have perused the restrictions therein merely forbid growing two white crops in succession, the sale of straw and hay without permission, or without bringing back an equivalent in manure, ploughing up of old grass, mowing meadow land twice without permission, mowing pasture land, and in some cases the growing of mustard, mangold, and turnip seed on more than a certain acreage without permission. But in most cases, as I have indicated, restrictions in agreements whatever they may be, are now much put on one side, and are retained chiefly to protect the landlord, to whom the manure usually belongs, and the incoming tenant from injury, during the last year of tenancy.

A number of agreements simply restrict tenants "to farm in a good and husbandlike "manner according to the custom of the country, and not to take any two crops of "the same kind in succession."

An agreement forwarded to me by a well-known agent which is used on a number of estates in various parts of the county contains the following clause:—

> "To use, treat, crop, cultivate, and manage the arable land in a neat, proper, careful, and husbandlike manner in every respect, according to the most approved custom in the neighbourhood, and so as not to have more than two white crops of corn in succession. Not to sow any brown mustard for seed, nor commit any waste, spoil, or destruction upon the premises. To consume with sheep or cattle upon the premises all the turnips, rape, mangel-wurzel, and other green crops which shall be grown thereon."

On the Blankney estate the tenants practically farm as they like. Some years ago Mr. Chaplin asked all his tenants if they were satisfied with their agreements, and they replied in the affirmative. Mr. Gilpin Brown, his agent, says:—

> "As a rule no objection is offered to tenants growing what they like, or selling. So long as they keep their land clean and their crops good they have a free hand. Landlords must put some restrictive clauses in agreements to protect themselves against bad farmers."

Again, Mr. Hutchinson, agent to the Earl of Brownlow and the Cust estates, says :—

"Practically no restrictions are placed on good tenants, although a four-course system is stipulated for in agreements to restrain bad ones. Agreements restrict sale of hay, straw, and green crops. Permission is invariably given to a good tenant to sell off if he applies, which is seldom."

On some estates tenants can practically farm as they like, except the last year of tenancy. Mr. Thorold, of Sutton Bridge, writes :—

"As to growth of crops, no restrictions, except in last year of tenancy. As to sale, straw is consumed, but clover would not be sold in the last year, but it is allowed to be sold generally."

Mr. Sutton Nelthorpe writes :—

"As to growth of crops the four-course system, but in practice cross-cropping is winked at so long as the tenant does his land well, except last year before expiry of tenancy. Sale of hay and straw forbidden, but leave granted for sale under reasonable circumstances."

There was one estate, however, which appeared to have a bad name as regards the stringency of restrictions. It was stated that the owner had even tried to dictate the particular manure and seed merchant with whom the tenants should deal. But the gentleman before buying the property had previously been engaged in mercantile pursuits in another county, and subsequently attempted to manage his estate on the strictest commercial lines. Whenever farmers mentioned this property they quoted it as an exception.

When considering the question of restrictions, it must be remembered that the class of farming on the Wolds, the Cliff, and the Heath land in the north and centre of the county, differs widely from that in South Lincolnshire, and also in the fens, the marshes, and the warp land. The former districts are noted turnip and barley lands, which are farmed on the four-course system. Innovations in cropping are practically impossible, and, as a rule, everything grown is required for consumption. Mr. A. H. Clark, of Moulton Eaugate, says :—

"Freedom of cultivation will answer in South Lincolnshire, because they can grow all sorts of crops there, owing to the soil, but it would not do in North Lincolnshire on the Wolds, the Heath, and the Cliff. There they must stick to their four-course system."

Also the farmers at the Louth meeting, many of whom came from the Wolds, said :—

"If the Wold farms cannot be farmed as they are they must go out of cultivation. If restrictions are abolished altogether, we should farm just the same as we do now."

The members of the Lincolnshire Chamber of Agriculture, and also Mr. Frankish, of Limber, and Mr. F. A. Dorrington, of Caistor, say :—

"The system of farming cannot be altered on the Wolds."

But in the lower lands of South Lincolnshire, and in portions of the eastern and western side of the county, where the land is capable of growing potatoes, market-garden produce, seeds, and flowers, people farm pretty much as they like. These parts of the county are the largest seed-growing districts in England. In these localities large quantities of artificial manure are used, it being a necessity to farm high and to raise, not only a quantity, but a good quality of produce.

Speaking at a meeting at Sleaford, Mr. Charles Sharpe, the well-known seed merchant, whose experience is very extensive, and whose evidence on this subject is very valuable, on account of his having so many contracts with farmers to grow seeds of all descriptions, said that no case had come under his notice of farmers being prevented from growing seeds for him.* It was also stated at the same meeting by the farmers present :—

"Practically we have a free hand."

There were, however, several gentlemen who considered that restrictions should not exist in agreements; that tenants should be allowed to farm as they liked, provided no injury was done to the land, and that the landlord should exercise his right and give a tenant who was deteriorating his land notice to quit. Thus Mr. W. S. Fox, of Potter Hanworth, says :—

"I am in favour of entire freedom of sale and growth of crops. The landlord can protect himself by giving notice."

* Messrs. Little and Ballantyne of Carlisle gave similar evidence.

Mr. Bowling, of Thorpe Tilney Hall, says:—

"A man should be allowed freedom of cultivation, except to the extent that he must not grow anything, such as brown mustard, really injurious to the land. A landlord's duty is to give a bad farmer notice to quit. Further he must be allowed to sell off anything he can make money from, on condition that he never exceeded half the tonnage of cake and manure he brings on. Now-a-days restrictions are not so necessary, for there is 300 per cent. more manure and cake used than there was 40 years ago."

Messrs. Dean of Dowsby, Bourne, South Lincolnshire, who farm 2,700 acres, expressed a strong view on the subject. Owing to their representations, one of the estates under which they farm has excluded nearly all restrictive clauses from the agreements, which the Messrs. Dean consider to have been greatly to the benefit of the tenants. The following are the only restrictions in their agreement as to sale and growth of crops, which were proposed by the Messrs. Dean themselves as being fair and reasonable.

"*Not to sow more than three-fifths of the arable land in any year with white crops, including turnips to stand for seed. To inbarn and stack on the said premises all produce arising therefrom, and consume thereon all clover, sainfoin, hay, and straw, the produce of the year previous to quitting; and to expend upon such of the land as shall most require the same the manure, dung, and compost which shall arise from the produce of the said lands.*

"*To leave at the expiration of the tenancy the straw and manure arising from the produce of the year preceding the last year upon the premises, for the benefit of the landlords, without any compensation for the same, and not to remove any manure from the yards after the first day of December subsequent to giving or receiving notice to quit, except into heaps on land pointed out by the landlord or incoming tenant.*"

It will thus be seen that no course of cropping is prescribed; that no restrictions are placed either on cropping or on sale, except that the tenant has to leave on the premises the manure made from the produce of the farm the year previous to quitting. This is only just as it belongs to the landlord, the tenant having found it there when he entered. It is, of course, open to the tenant, if he considers it to be to his advantage to sell off the produce if he likes, and he would then on quitting simply have to pay the manurial value, which in a year like 1893 would be very small compared with the value of the straw sold.

Mr. A. W. Dean thus states his experience:—

"A man who has not broken his course of farming in the last 10 years could not have done. We have broken ours and have gone in largely for growing seeds. I have found the general character of my land has improved by growing seeds, and have grown more corn afterwards. I should prefer to enter a farm that had been growing small seeds such as turnip seed, mustard and clover seed, to one that has been growing only corn.

As to sale off a farm, on two farms of equal quality one has had everything sold off for 20 years, and the other has had nothing sold off. With artificial manure at one-fifth the cost of farmyard manure, I have been able to grow as much corn, but not quite as much straw as on the farm where all had been consumed on. Most certainly it is a national loss if farmers are restricted. The landlord must protect himself by annual supervision, and he must take care to get men who will do his land no harm."

At the meeting of the Kesteven Society at Bourne, presided over by Alderman Grummit, one or two of the farmers present spoke against the presence of restrictions in agreements, though it was generally stated they were rarely enforced, and I ventured to put this question to them: "If you had no restrictions at all would you make any "difference in your present system of farming?" And the answer was: "No, not "much." I accordingly suggested that in the neighbourhood of Bourne the presence of restrictions in agreements was more of an imaginary grievance than a real one, a statement which appeared to be confirmed by those present.

VI.—The Agricultural Holdings Act and the Lincolnshire Custom.

The Lincolnshire custom

32. The Agricultural Holdings Act has seldom been adopted in Lincolnshire. The whole farming community are in the main thoroughly satisfied with the Lincolnshire

custom, which existed long before the Agricultural Holdings Act, and which has been gradually moulded by the experience of years to fairly satisfy outgoing tenants, incoming tenants, and landowners. (Appendix B. 8.) generally acceptable.

The Agricultural Holdings Act was described by several large farmers as "a very "bad imitation of our custom."

Coming as I did from North Lancashire, where I found the Agricultural Holdings Act practically inoperative, no custom in existence, and many tenants saying they did not farm as high as they should desire because they had insufficient security for obtaining compensation, it was a striking change to find both farmers and landowners quite satisfied with the tenant-right custom prevailing in the county.

33. I naturally sought to ascertain how it was that the operation of the custom in Lincolnshire was so much more satisfactory than that of the Act in Lancashire, and I came to the following conclusions, if I may venture to express them :—That the custom has existed so long in Lincolnshire that all parties are thoroughly accustomed to it* ; that the procedure is simple and inexpensive ; that the valuers are a body of men frequently with a thorough practical knowledge of farming, on whose impartiality, experience, and judgment the farmers rely ; that moderate compensation is given both on the claim and counterclaim. Reasons why the custom is more satisfactory than the Act.

But I believe the real success of the custom lies in the procedure. The cardinal difference in the procedure of the custom, and of the Agricultural Holdings Act, is this, that in the former case all negotiations take place between outgoing tenant and incoming tenant, the landlord in practice having nothing whatever to do with the proceedings, unless there happened to be no incoming tenant, whereas under the Act the negotiations practically take place between the outgoing tenant and the landlord.

Under the custom valuers, chosen by the outgoing and incoming tenant from the ranks of the Society of Lincolnshire Valuers, represent their separate interests, an umpire is, if necessary, called in, but I understand this is not a frequent occurrence. Mr. T. B. Richardson, of Lincoln, president of the Valuers' Association, says : "When "umpires are called in it is generally on account of dilapidations. In over 100 "tenant-right cases this spring I have only had an umpire in one case." Mr. C. J. Calthorp says that umpires may be required in about 10 per cent. of the cases.

For compensation for such improvements mentioned in Part III. of the First Schedule to the Agricultural Holdings Act there is a fixed scale ; for tillage allowance the valuers have a scale which is somewhat elastic, according to the manner in which the work has been performed.

If no special arrangement is made as to drainage between landlord and tenant, the valuers compensate as stated below.

34. The following extract from an agreement embodies the scale adopted by the Lincolnshire Valuers' Association :— Scale of allowances under the custom.

The landlord will allow to the tenant on quitting :—

For the cost to the tenant of all buildings of brick or stone, and of all wells, roads, and other substantial and permanent improvements erected or made upon any part of the land, with the sanction in writing of the landlord or his agents, the allowance to be made on a 20 years' principle when such buildings or other works have been erected, made, and completed at the sole expense of the tenant, and upon a 10 years' principle when the materials have been provided by the landlord and the labour by the tenant. *New buildings and other permanent works.*

(a.) *For the cost to the tenant of under-draining done after statutory notice, and to the satisfaction (in writing) of the landlord or his agents, at least 3 feet deep (unless in the opinion of the landlord or his agents such a depth is not practicable), and with proper pipe tiles, such payment and allowance to be made on a 10 years' principle when the landlord finds tiles and the tenant labour ; and on a 15 years' principle when the tenant finds both tiles and labour.* *Under-draining.*

The bills for the outlay in the above-mentioned works to be presented to the landlord or his agents at the rent audit next following the completion of the work, and the allowance to commence from the Lady Day next after the year of tenancy in which the outlay is made.

* *See* Appendix B 18.

Cakes and feeding stuffs.

(b.) *For one-third of the cost of linseed cake, cotton cake, rape cake, or malt culm, and one-sixth of the cost of corn cake, malt, or other manufactured feeding stuffs of similar manurial value, which have been consumed on the farm during the last year of the tenancy; and for one-sixth of the cost of linseed cake, cotton cake, rape cake, or malt culm, and one-twelfth of the cost of corn cake, malt, or other manufactured feeding stuffs of similar manurial value, which have been consumed on the farm during the preceding year of the tenancy.*

Dry bones.

(c.) *For the cost of dry bones used with green crops consumed on the farm as follows, viz.: The whole cost (inclusive of railway or water carriage) if used during the last year of the tenancy, and half the cost if used during the preceding year.*

Artificial manure.

(d.) *For the whole cost of artificial manures of approved manurial value used with green crops consumed on the farm during the last year of the tenancy, and for the cost of railway or water carriage of the same.*

Provided that the allowance under clauses (c.) *and* (d.) *for the cost of bones and artificial manures shall not exceed the average annual cost per acre of the two preceding years.*

Liming

(e.) *For the cost of lime used on the land of the farm, including the cost of carriage, cartage, and spreading thereof, on a seven years' principle, that is to say, the allowance to be reduced by one-seventh part every year until the seven years have expired.*

Claying, &c.

(f.) *For the cost of claying, marling, or chalking the farm on a twelve years' principle, the whole of the cost being allowed for the first four years in case the tenancy cease within that time, and after that period one-eighth part to be deducted yearly for the remaining eight years, as follows:—Seven-eighth parts the fifth year, six-eighth parts the sixth year, and so on yearly till the same run out.*

Bones on pasture.

(g.) *For the cost of bones used on pasture land of the farm, as follows, viz.:—For dry bones on a* 10 *years' principle. For dissolved bones on a five years' principle.*

Other manures on pastures.

(h.) *For two-thirds of the cost of other purchased manures used on pasture land of the farm during the last year of the tenancy, and for one-third of the cost of any such manures used during the preceding year.*

It is hereby expressly agreed that the above-mentioned allowances afford the tenant fair and reasonable compensation, and are accepted in lieu of, and in substitution for compensation under the Agricultural Holdings (England) Act, 1883.

Grass seeds.

(i.) *Also the last year's grass seeds bill and sowing, if the seeds are sown upon land which has been properly fallowed the summer previous, and have not been stocked after the* 11*th of October.*

Dead fallows.

(j.) *For labour on dead fallows on land which is not adapted for the growth of root crops, providing the land has been properly cultivated; no rent, rates, or taxes to be allowed without same were paid for on entering the farm and verified in an inventory signed by the landlord or his agents.*

Seed, labour, and fixtures.

(k.) *For seed found and labour done in an efficient and husbandlike manner for the benefit of the incoming tenant, and for all tenants' fixtures paid for at the time of entry, and duly verified by the inventory.*

The scale of compensation under the custom probably as high as under the Agricultural Holdings Act.

35. It might perhaps be said that some of the allowances are not always so generous as have been claimed and obtained under the Agricultural Holdings Act, but it is sufficient to say that the Lincolnshire farmers are satisfied with them. For instance, when reporting on the Glendale District of Northumberland I heard of a case where compensation for lime had recently been awarded on a 20 years' principle, but the Lincolnshire farmers said they were satisfied with the allowance made by their valuers, and that at the very outside they would not care to pay for it on more than a 10 years' scale as incoming tenants. Alderman Bowling, who farms 2,100 acres, considers that a seven years' limit is perfectly reasonable.

However, Mr. C. J. Calthorp, valuer, of Barton-on-Humber, says:—

"I do not see that an outgoing tenant would under the present Agricultural Holdings Act get more compensation than under the 'Lincolnshire Custom,' at least to any extent, and that is doubtful."

36. It is of course difficult to state how much compensation outgoing tenants get, as circumstances must greatly vary, but I understand that between 25*s.* and 2*l.* an acre is generally obtained when the farming has been normal. Amount of compensation awarded under the Lincolnshire custom.

I have received the following replies on this point from three well-known valuers :—

Mr. T. B. Richardson, Lincoln :—

"From 35*s.* to 45*s.* per acre upon arable farms, with, say, one-sixth of farm in pasture, and where a fair quantity of cake and artificial manure has been used, and where the landlord takes the fixtures, which custom is becoming general."

Mr. Walter Martin, Wainfleet :—

"About 2*l.* an acre."

Mr. C. J. Calthorp, Barton-on-Humber :—

"The amount of tenant right so much depends, first on the relative proportion of grass land and arable, or whether the outgoer has been a great or small user of cake and tillage; whether he has done much or little liming, marling, and draining, within the time the 'allowance' for the same runs; again as to whether the manure and straw of the last year is his or not; say, from 20*s.* to nearly 50*s.* per acre."

37. As to the question of dilapidations, moderate compensation is given, and certainly not extending over a lengthy period. I have every reason to believe that some valuers do not allow for more than a year, it being their opinion that under a yearly tenancy a landlord should not expect more; that the system of allowing dilapidations to accrue is unfair to both the incoming and outgoing tenant, and that a landlord's remedy is to keep his tenants up to the mark. Compensation for dilapidations.

The farmers at the Lincolnshire Chamber of Agriculture took this view, and said that :—

"After a receipt had been given for rent there should be no further claim."

On this point Mr. Samuel Kingston, of Spalding, says :—

"Some valuers contend that the landlord, having claimed and received his last year's rent, cannot afterwards set up another claim, such as dilapidations, but the view is not admitted, and in my opinion would not be fair to the landlord."

38. Another point, perhaps of considerable importance, should be mentioned, and that is how far it is the custom, and how far it is equitable, for compensation to be given for breach of agreement to which no objection has been raised by landlord or agent, though the circumstances must be within their knowledge. Valuers, as a rule, give no details in their award, so it is impossible for farmers to say on what grounds they have been dilapidated. Compensation for breach of agreement to which landlord has not objected.

If a tenant has broken his agreement he no doubt would be liable to be dilapidated, and evidence of implied waiver by the landlord would not probably be urged at the arbitration, or, if urged, accepted. But a reasonable view is no doubt generally taken by all parties of breaches of agreement, as to selling off and cropping; and as a matter of practice, I believe compensation is not given unless actual damage has been sustained. All the incoming tenant's valuer wants is that his client should have the land in a normal condition.

In a previous paragraph it has been stated that landowners, agents, and farmers usually say: "Agreements are put on one side now," or "if a man farms fairly he "may do what he likes," and it is scarcely conceivable when all classes publicly state that this is so that under the circumstances tenants are ever dilapidated for breaches of agreement as to cropping or sale, unless they have farmed below the customary standard of good husbandry.

There is no feeling among Lincolnshire farmers that they are unfairly treated in this matter. Of course, if a man breaks his agreement, without saying anything to his landlord or agent, he is *primâ facie* liable, though probably as a matter of practice the Lincolnshire valuers deal with the case more with regard to equity than a strict interpretation of the agreement.

39. It will be observed that under this custom there is no temptation, or indeed a possibility, to spin out an extreme claim because a landlord is rich, neither is it possible for a landlord to claim for compensation for dilapidations, to which he is more technically than fairly entitled, nor possible for him to file a claim, which he can never hope to substantiate, on the chance of making the tenant flinch from the costliness of the contest. The sense that a poor man has to fight a richer to obtain his rights is absent. And the result of this is that the Lincolnshire farmers look upon the question of compensation from a moderate and equitable standpoint. The outgoing tenant's valuer asks for compensation, based strictly on the value to the No extravagant claims or counter-claims made under the custom.

incoming tenant, and outgoing tenants are well aware that, if fancy values become customary, they in their turn as incoming tenants would be the sufferers.

But the Agricultural Holdings Act, if I may venture to say so, creates very different results. The procedure of the Act is more like the procedure in an action at law, and is, in consequence, attended with much of the expense. The claim is frequently made as large as possible, and the counter-claim competes to exceed it in amount. Solicitors are frequently consulted, witnesses called. Bad blood is created between landlords and tenants. The contest becomes a class one, the arbitrators are frequently partisans, each striving to obtain for his friend or client the utmost, instead of being strictly business men with impartial minds, whose sole object it is to hold the scale of justice equally between the parties.

Landlords satisfied with the custom.

40. I have alluded to the fact that less is sometimes obtained for compensation for dilapidations under the custom than under the Act, but I never heard any landlord or agent grumble at this.

As an example, no dilapidation would be charged against an outgoing tenant for gates if they shut and swing, though the bars may be cracked or paint be conspicuous by its absence. The landlord therefore has to see that the tenants look after the repairs during their tenancy, or else he finds that he has to do them for the incoming tenant on entering. But as a matter of practice landlords in recent years have had to undertake all the repairs.

However, Mr. Samuel Kingston, of Spalding, thinks that on the whole landlords get fair compensation. He says :—

> "In Lincolnshire the custom of the country is so well defined and understood by practical valuers that usually the ingoer (landlord or his new tenant) obtains as much as he would under the Act."

Speaking as a landlord, Mr. Edmund Turnor says :—

> "I never heard a farmer grumble at our Lincolnshire custom. I have nothing to complain of either as a landlord, though the custom is more favourable to the tenant. If a man leaves a farm in a bad state we get very little.

Lord Carrington says :—

> "The Lincolnshire custom is far better than any Agricultural Holdings Act."

Mr. Gilpin Brown, agent to Mr. Chaplin, says :—

> "The custom is quite satisfactory, though I think the landlords get less than they would under the Act."

Tenants satisfied with the custom.

41. The tenants also recognise that the Act is less beneficial to them than the custom, for Mr. Budibent, of Alford, said, with the concurrence of Mr. J. W. Davy and six other farmers at Alford :—

> "We are all satisfied with the custom. We want nothing else. Nothing can be better for us. The Agricultural Holdings Act is for the landlords, and the custom for the tenants."

Mr. Simons, Alford, also said :—

> "The Agricultural Holdings Act is a landlord's Act. Our custom is more favourable to the tenants."

Out of the many hundreds of farmers I met at meetings, at the markets, and elsewhere, I only saw one who said he was not satisfied with all the allowances. This gentleman spoke at a meeting at Sleaford, and expressed the opinion that more compensation should be given for under-draining.

Landlords and agents also stated that they had never heard tenants criticise the scale of allowances, and the following members of the Valuers' Association confirmed their evidence in this respect :—Mr. T. B. Richardson, President of the Valuers' Association, Mr. Samuel Kingston (Spalding), Mr. C. W. Tindall (Brocklesby), Mr. Arthur Saul (Bourne), Mr. Richard Bettinson (Bourne), Mr. Allenby (Alford), Mr. Robert Epton (Wainfleet), Mr. John Brooks (Cleeby), and Mr. Upton (secretary to the Association).

A reference to Appendix B. 8 will show the opinion of farmers in all parts of Lincolnshire on this subject.

It will be seen that Mr. Gilpin Brown states that Mr. Chaplin, on the passing of the Agricultural Holdings Act, inquired of his tenants if they preferred to adopt the Act or the custom, and they all replied the latter.

Tenants farm high to the end of their tenancies.

42. And what stronger proof can there be of the success of the present system than the statement of the farmers at Grimsby :—"We feel perfectly secure under our "custom. We take out what we put into the land"; or of the farmers at Horncastle : "Men farm high up to the end of their tenancies, as they are properly com-

"pensated under the custom"; or of the meeting at Brigg: "We farm high "right up to the end of our tenancy"; or of the Lincolnshire Agricultural Society: "The tenant-right custom is quite fair. We farm high up to the end of our "tenancies."

Tenants do not desire to execute permanent improvements.

43. I have never heard any desire expressed by tenants that they should be permitted to execute first-class improvements without the consent of the landlord. This goes far to prove that throughout Lincolnshire the landlords always undertake these, and that the tenants are satisfied with what has been provided for them. On this point Alderman Bowling, a very practical and thoughtful farmer, says:—

> "It is perfectly just and reasonable for tenants not to erect buildings without the consent of the landlord."

Cost of arbitration under the custom.

44. Again, as to the question of expense, the charges of the valuers are considered fair and reasonable, and, as the arbitration is conducted by experienced and impartial men, without the necessity of calling witnesses, the proceedings are not protracted.

There is not a hard and fast scale for charges, but Mr. T. B. Richardson, President of the Valuers' Association, informs me the following is customary on small amounts:—

		£	
$3\frac{1}{2}$	per cent. to each valuer on amount of inventory up to	100	exclusive of stamp.
$2\frac{3}{4}$	" " " " "	200	
$2\frac{1}{2}$	" " " " "	300	

But on farms from 200 to 1,000 acres from 1 to 2 per cent. is charged.

If an umpire is called in the additional expense is divided between the parties.

Contrasting the expenses incurred to the parties under the Lincolnshire custom and the Agricultural Holdings Act, Mr. T. B. Richardson says:—

> "I have had some experience under the Agricultural Holdings Act, though the custom of the Lincolnshire Valuers' Association is generally accepted in this neighbourhood, but what valuations I have been concerned in under the Act, the charges have been more than double those named in the estimate I have given you."

Also, Mr. C. J. Calthrop says:—

> "As to the charge of the arbitration under the Act, the proceedings would give more trouble, take more time, and the charge would certainly be more."

Compensation for improved condition of farms.

45. A certain number of farmers, though these are in a minority, consider that some additional compensation should be given to the farmer who farms his land well. They consider it unfair that good and bad farmers should be compensated alike. But I heard both farmers and valuers object to this proposal, firstly because a tenant has no just claim for compensation in excess of his actual cash expenditure, and that any further compensation is in the nature of a payment for doing his duty, the performance of which pays him commercially; secondly, that it would increase the cost of getting on to farms for the incoming tenants, which should be discouraged, as it is of great importance for men to get in as cheaply as possible.* Thirdly, that it would often result in heavy counter-claims against farmers for not keeping their land up to the condition in which they found it; and that it would be likely to press very hard on tenants in these days of falling prices and inability to find money to spend on labour, manure, and cake. Fourthly, that if a man takes a farm in bad condition, and does not get sufficient compensation from the outgoing tenant, he ought to see that he gets it at a lower rent. If he does not the fault is his, but if he does, to compensate him at the end of his tenancy for putting it in condition would be paying him twice over. Fifthly, it was urged that it is incorrect to say that bad tenants get the same compensation as good, because the former have to pay more dilapidations, and certain valuers state that in awarding compensation a distinction is certainly made.

When speaking to Mr. T. B. Richardson on this subject, he stated that in his opinion the mischief lay in not charging outgoing tenants sufficient for dilapidations. His view was that if farms were run down the outgoing tenant should pay the

* Meeting at Grimsby: "We get nothing for improving the condition of the land, but there is not a strong feeling about this. The incoming tenant has to be protected, and it is important to him not to have to pay a large sum on entering."

incoming tenant for it, and then the latter would have no cause to ever ask for compensation for putting the land in condition.

Also, Mr. Samuel Kingston says:—

"Taking a farm out of condition being a voluntary act, the hirer has only himself to blame if he does not get some compensation in the shape of a lower rent, or in a considerable reduction in the tenant-right by the counterclaim for the dilapidations. In all cases where a farm has been over-cropped, or left in bad order, the valuers, or their umpire, dilapidate the outgoer, and he thereby loses a portion of his tenant-right."

Mr. Kingston therefore says that, in his opinion, it would be a gross injustice for the tenant to claim what he has already been paid for. (Appendix B. 8 (*a*.).)

Mr. Kingston is further of opinion that it would be very difficult to determine whether improvements to the soil were due to the tenant or to the seasons. He says:—

"In 1893 the strong lands south of the Humber practically grew nothing in 1893. In 1894 the same soil produced enormous crops. This abundant fertility was not to be attributed to high farming, but to the marvellous effect the continuous sunshine and dry summer of 1893 had in lowering the level of the water in the land and aerating and warming the sub-soil."

Speaking to another valuer well known in agricultural circles, he stated:—

"The idea of compensation for improved condition of land is purely illusory. If arbitrations are conducted by valuers who know their business, and the principles of compensation, a man gets properly compensated. But if he chooses to take a run-out farm at a higher rent than it is worth, who but he is to blame? He ought either to receive compensation from the outgoing tenant or have the farm at a low rent. Further, who can compare the producing power of the land in 1873 with 1893? How could you tell in 1893 the land was in good heart when it was dry as a cinder and bare as a board?"

The Lincolnshire Agricultural Society also stated:—

"If a farmer takes a farm out of condition, he gets it cheaper. If he does not, it is his own fault."

The question of giving compensation for the improved condition of a farm, apart from that obtained for definite outlay capable of proof, was very strongly pressed by Alderman Grummitt, speaking on behalf of the Kesteven Society, at Bourne, as follows:—

"A man who by his own good husbandry improves the value of his land should be given some compensation. According to the present system, bad farmers get as much as good ones. A valuer should be appointed by the county council to make a report on a change of tenancy as to the condition of a farm, and compensation should be awarded hereafter for the increased condition of the land, with reference to that report."

But, if I may venture to say so, the procedure proposed by the Kesteven Society appears somewhat impracticable. Mr. Grummitt informed me that compensation for the improved condition of the farm should be quite distinct and apart from the valuation of tenant-right, which should be settled by valuers in the ordinary way. But under this system a farmer might get more than he was entitled to. He would be compensated by the valuers appointed under the custom for the manure and cake he bought and left on the land, and he would also be compensated for the improved condition of the land which might be largely due to the effects of the cake and manure bought in recent years, and without any reference to the amount of compensation already received for the same.

It is difficult to understand why two sets of valuers should be suggested, and it would seem essential that either the suggested county council valuer, or the valuers appointed under the custom by the parties, should decide the whole question of what was due to the outgoing tenant. It is also difficult to see why the county council should be called upon to nominate a valuer when all the Lincolnshire farmers, agents, and landowners unite in bearing testimony to the impartiality and ability of the members of the Valuers' Association. And, if agricultural opinion ripens on this question, the valuers belonging to the Association would probably be ready to conform to the expressed wishes of the community.

The other witnesses who suggested that sufficient compensation was not at present allowed for improved condition thought it could easily be taken into consideration by

the valuers when valuing for tenant-right in the ordinary course. One witness suggested that a record of the condition could be signed by the valuers and preserved by the secretary of the Valuers' Association.

Mr. Fieldsend, of Willingham, says :—

"Something should be given by valuers for the improved condition of the farms. If a farmer has put his land in good mettle, he should be paid something more than the farmer who has really injured the land. Otherwise it seems like a premium in bad farming.

Mr. W. S. Fox, of Potter Hanworth, says :—

"On the whole, I think tenants get sufficient compensation, but I think more distinction should be drawn between good and bad cultivation."

Alderman Bowling says :—

"The allowances under the custom are perfectly reasonable and fair. A good farmer should be properly compensated and a bad farmer should have to pay for deteriorating his land. The valuer must consider if the land is below par, and, if so, the outgoing tenant would have to compensate the incoming tenant."

Mr. Taylor Sharpe, of Horncastle, holds strong views on the subject, and was inclined to advocate the free sale of improvements to meet the case, though he was alive to the danger of creating a fictitious value for improvements by offering them for competition.

But Mr. Taylor Sharpe, on hearing of the system of giving different scales of compensation according to merit, as adopted by the Newcastle Farmers' Club in Northumberland, considered the latter the best remedy. He says :—

"Certainly the allowances under the custom are fair, and the tenants are quite satisfied. The only drawback is that the man who farms badly gets as much compensation as the man who farms well. I think the system adopted under the Newcastle rules is excellent, and if such were adopted I would not advocate the free sale of improvements."

A farmer at the Grantham Chamber of Agriculture stated :—"Valuers do not give anything for the improved condition of the land and hence all improvement goes into the landlords' pockets. Tenants go out leaving their land in bad condition. Under present circumstances men are bound to leave it in bad condition or rob their families." But this was the only witness who said tenants left their land in bad condition, and his evidence is in direct contradiction to that referred to above at Horncastle, Brigg, Grimsby and at the meeting of the Agricultural Society.

Principle of compensating for improved condition or deterioration of sheep in Cumberland and Westmoreland.

46. With reference to this question of compensation for improved condition of land, it may perhaps be of interest to quote a custom in vogue in some parts of Cumberland and Westmoreland for giving compensation for the improved condition of sheep rented by the tenant from the landlord. The practice is that the landlord lets the flock of sheep to the tenant for which the latter pays from 4*l.* to 5*l.* a year per 100 sheep, the sheep being worth about 1*l.* each. The tenant before entering has to find two bondsmen who are severally and jointly liable with the tenant to return to the landlord at the end of the tenancy the same number of sheep, in the same condition as when first let.

Valuers note the condition of the sheep at the commencement of the tenancy on behalf of the landlord and tenant, and not infrequently the landlord's agent takes a periodical inspection to ascertain if the flock is being properly kept up. At the end of the tenancy the condition of the sheep is again inspected by the valuers. If they have deteriorated in condition the tenant has to pay the difference in value, and if they have improved the landlord pays the tenant.

The case is not quite analogous to that of land, because in the former case no feeding stuffs are bought for the sheep, while in the latter case the difficulty arises of giving compensation for money spent on improvements coming within Schedule III. of the Agricultural Holdings Act, and of giving, in addition, compensation for the improved condition and producing power of the farm, part of which may be attributed to the expenditure already referred to. But the practice may be useful to quote in connexion with this question of compensation raised by Lincolnshire witnesses, and interesting to those unacquainted with its existence.

Compensation for corn

47. The question of giving compensation for corn consumed on the premises was largely discussed at meetings and elsewhere. There is a growing feeling that such

consumed on the premises.

compensation should be given because, owing to the low price obtainable for corn, many farmers are consuming it on the premises to a very considerable extent.*

But the majority of farmers are against the proposal, not because they are against the principle, on the contrary they are in favour of it, but because they say a wide door for fraud would be opened, and great imposition might be practised on the incoming tenant.

As I have already indicated that all questions of compensation are looked at with due regard to the interest of the incoming as well as the outgoing tenant, and as yet many farmers cannot see a satisfactory way of ensuring the former adequate protection.

The Lincolnshire Chamber of Agriculture, said:—

> "Compensation for corn consumed on the premises would be beneficial if satisfactory proof could be given. There would be no opposition by a landlord to giving such compensation. The opposition would come from incoming tenants."

The Louth Chamber of Agriculture said:—

> "Farmers are considerably divided as to whether compensation should be given for corn consumed on the premises."

The Chamber of Agriculture at Brigg said:—"It is a matter for careful consideration whether corn consumed on the premises should be paid for. It would open "a wide door for fraud and the incoming tenant must be properly protected," but at a meeting held after the farmers' "ordinary" on the same day a unanimous resolution was passed in favour of it.

At the Lincolnshire Agricultural Society at which there were present leading landowners, agents, valuers, and some of the most representative farmers from all parts of Lincolnshire it was stated:—

> "It would be impossible to give satisfactory proof of corn consumed on the premises."

At Grimsby the meeting was in favour of giving compensation, but at Boston the Chamber of Agriculture stated:—

> "It is impossible to carry out the proposal as it opens the door to imposition on the incoming tenant."

The following resolution was put to meetings at Horncastle and Sleaford:—"Would "you as incoming tenants care to pay compensation for corn consumed on the "premises?" At the former place the farmers were unanimously against compensation, and at Sleaford, out of a meeting of 50 or 60 farmers, only two supported it.

Mr. Samuel Kingston, valuer, says on this subject:—

> "In my opinion it would be very unwise to allow compensation for the consumption of home-grown corn. Farmers, as a class, are very bad account keepers, and, even where no fraud was intended, the evidence as to the quantity consumed would invariably be very unreliable, and would seldom be accepted by the incoming tenant's valuer as conclusive."

Most of the valuers I interviewed considered the question of proof a very difficult one, but Mr. T. B. Richardson, the President of the Valuers' Association, informed me they were fully alive to the growing feeling and that a meeting of the Association would shortly be held on purpose to discuss the question in all its bearings.†

Following crop.

48. It was not an infrequent custom, particularly in North Lincolnshire, for the incoming tenant to buy the following crop, but this has been getting less common as landowners of late years have bought them up. In cases where the outgoing tenant owns the following crop, he is usually obliged by his agreement to submit its value to arbitration and the landowner or incoming tenant forced to take the same, but in some agreements he is able to thrash the crop himself, if he does not elect to have it valued, and in this case the the incomer is not forced to take the crop, but the outgoing tenant has the use of the barn, &c., to dress his corn. The straw is frequently the landlord's, and thus an incoming tenant has not to pay for it.

The abolition of the "following crop" system is no doubt an advantage to tenants in these times of agricultural depression, both because it enables men to take farms

* At the meeting at Brigg it was stated:—

"Farms are now using a lot of wheat and mixing it with linseed and cotton cake (2 lbs. of wheat, 1 lb. of linseed, 1 lb. of cotton cake").

† I have since been informed that the Valuers' Association discountenanced the proposal chiefly on the ground that proof would be a matter of the greatest difficulty, especially in the absence of farmers' accounts, which is very general.

with less capital, and also because it is of great disadvantage to tenants who paid a large sum for a following crop during high prices to have to take a far less sum on leaving.

At the meeting at Brigg it was stated that:—

"The following crop is a great bug-bear."

But buying up the following crop entails a considerable outlay and sacrifice of money by landowners, for, as far as they are concerned, it is simply throwing their money away.

They may, however, benefit indirectly by being able to let farms, especially large ones, to men who could not afford to take them if they had to find money for the following crop.

Compensation to the sitting tenant.

49. One witness suggested that compensation for improvements should be given to sitting tenants, but the farmers and valuers to whom I put this point could see no analogy between the position of an outgoing tenant and a sitting one with reference to compensation, and they condemned the suggestion as undesirable and unworkable.

The farmers stated that, as they got sufficient compensation for their improvements on quitting their holdings, they could not see how they could as yearly tenants ask for compensation for improvements of which they were going to get the benefit. One farmer put it: "How can I get compensation for unexhausted improvements which I "myself am going to exhaust?" Another farmer said: "If I can claim compensa- "tion for improvements while I remain on as a yearly tenant, my landlord could "constantly come down on me for deterioration and dilapidation, and would be bound "to do so in his own defence; this would involve us in a continual state of law, which "is the last thing we want. The Richmond Commission resulted in the Agricultural "Holdings Act to relieve us from our distress. It may have had good results in other "counties, it did not affect us here, but if the present Agricultural Commission is "merely seeking to amend that Act it is offering us a stone when we cry for bread."

Another witness stated:—

"Clearly understand we want no more law. If we can't have better prices, the next best thing for the farmer is to close the House of Commons for 10 years."

Mr. J. H. Dean, who farms over 2,000 acres at Dowsby, writes:—

"If a sitting tenant asks for compensation on his own improvements he must first beg the question that his farm is not worth the rent he pays."

An agent referring to this subject said:—

"There is absolutely no justice in compensating a sitting tenant for improvements. He gets fully compensated when he leaves for all unexhausted improvements, and he gets all the benefit of his own improvements while he remains. I presume if a sitting tenant was compensated for his improvements of which he was to reap the benefit the landlord would either raise his rent, or the sitting tenant would repay him when he had exhausted the improvements. But what does this mean? That the landlords should advance the capital to enable a farmer to carry on his business. They spend an enormous amount now in thoroughly equipping farms with buildings of the best description, in repairs and drainage, which brings them in no commercial return, and, apart from any other argument, I say that landlords have no more capital, and if they had to be continually advancing money to tenants to enable them to pay for improvements, it would ruin them at once. Tenants in Lincolnshire only undertake improvements to the soil, in expenditure on cake, manure, &c., which of course they are bound to buy to farm. If the landlords are to advance the money periodically for these things they had much better farm the land themselves and manage the expenditure of their own capital."

Mr. Samuel Kingston, the well-known valuer at Spalding, expressed a strong view against the proposal (Appendix B. 8 (*b.*)). He considers that such a course would lead to complication, friction, and unpleasantness between landlord and tenant, that it would open the door to imposition on the landlord by enabling designing men to obtain compensation and then run out their farms. Mr. Kingston further says: "It would "be as reasonable for a shopkeeper, a miller, or a manufacturer to be paid for his "trade fixtures and trade utensils whilst he remains undisturbed in his tenancy, as "for a farmer to be paid for what he is to continue to use and work for his own "advantage."

The law of distress.

50. Contrary to my experience in North Lancashire, I found nearly all the Lincolnshire farmers in favour of the present law of distress. They stated that it enabled landowners to give them credit for rent, and that its abolition would particularly injure foremen and labourers, with but little capital and no credit, who were anxious to take small farms. It was generally stated that landowners in Lincolnshire very seldom put the law into operation. In more than one case I heard of it having been done rather with a view to help the tenant than the landlord.

At the meeting at Horncastle, at which 42 farmers were present, Mr. Taylor Sharpe, who was one of the few witnesses in Lincolnshire who advocated a Land Court, spoke strongly against the abolition of the law of distress. He said the present law was most distinctly beneficial to farmers, and that it would be disadvantageous to them to alter it. A resolution was unanimously passed in favour of its retention.

At the meeting at Grimsby it was stated:—

"The law of distress is in the interest of the tenants."

The Lincolnshire Chamber of Agriculture stated:—

"It is an advantage to tenants to have the law of distress as they are enabled to take farms with less capital."

At the meeting at Grantham a difference of opinion was expressed. Some stated that if the law were abolished there would be less competition, and so rent might go down, but others considered that this would injure the men with least capital, and so be undesirable.

At the meeting at Brigg the following statement was made by a farmer and endorsed by those present: "Keep the law of distress as it is. The tenant much better fall "into his landlord's hands than any one else's. We believe the landowners take the "best men they can, and do not believe the existence of the law of distress enhances "the value of land." At the Grimsby meeting it was said: "On the whole the law "of distress is beneficial to the tenant farmers."

The Lincolnshire Agricultural Society spoke in favour of the retention of the present law. They stated it made little difference to men with capital, though, if its existence did injure them through the value of rent being enhanced, they were still in favour of the law, as its abolition would injure men of smaller means.

I have before me replies from a number of persons who are in favour of the law remaining as it is, including Mr. Sowerby, Mr. Grummit, President of the Kesteven Society, Mr. W. H. Ward, Mr. Norton Scorer, and Mr. Richard Bettinson. Several small tenants who had been foremen or labourers said that if the law of distress were abolished it would prevent small men rising.

On the other hand, some members at the meeting of the Kesteven Society stated that the present law encouraged landlords to take men of straw. Also another witness, Mr. W. S. Fox, of Potter Hanworth, said: "The law of distress encourages a landlord "to take a tenant with insufficient capital. It is these men who bid high rents, as "they have no other chance of getting on to farms."

One of the few farmers, Mr. Wright Wyles, in favour of the abolition of the law says: "I am in favour of protection, but not until the law of distress is abolished "which protects the landlords' rent," a proposal which seems to suggest that the principle of protection is only equitable when adopted with the object of assisting the farmers. Mr. W. Bacon, who owns 60 acres at Rippingale, says: "Abolish the law of "distress and it will do away with competition, and landlords would get better tenants. "Owing to the law of distress some farmers take much bigger farms than they ought "to, and borrow money to stock half of them." But he subsequently added: "If a "farm lets to-day men will frequently come and *offer the same rent that the previous "man found himself unable to pay.*" And this goes far to show that those who throw blame on the law of distress for high rents rather lose sight of the fact that, if the farmers are practical men and know their own business, which there is no reason to doubt, some of the blame must lie on the shoulders of those who deliberately offer more for an article than their own judgment and the experience of the past approves. Several agents stated that the law of distress in no way affected the price of rent, as landowners choose the best men and not necessarily the highest bidders. In fact, every landlord and agent I met in Lincolnshire said that the existence of the law of distress never entered their heads when negotiating with a new tenant. But probably some of them are influenced by it when giving credit for rent after a bad year.

It may, I think, be generally stated that the existence of the law of distress makes very little difference to large landowners, though it probably does to small needy ones. The

landlords and agents all took the view that the abolition of the law would injure the tenants most, because it would then be impossible to deal leniently with them when they got into arrears, and also because they would either require money in advance, or some security, when a man entered a farm. Evidence in support of these views was given by Mr. C. W. Tindall, agent to the Earl of Yarborough; Mr. George Hervey, agent to the Marquis of Bristol; Mr. Younge, agent to Sir Hugh Cholmeley; Mr. Hutchinson, agent to the Earl of Brownlow; Mr. Beasley, agent to Sir W. E. Welby-Gregory; Mr. Edmund Turnor, Mr. Vyner, Mr. Thorold, and Colonel Moreland Hutton.

From the evidence of landowners and tenants I will quote that of Mr. Beasley, agent to Sir W. E. Welby-Gregory; of Mr. J. Calthorp, solicitor, Spalding; and Mr. Gilpin Brown, agent to Mr. Chaplin.

Mr. Beasley says:—

"If the law of distress were abolished the value of land would be slightly reduced. In time of distress tenants are now practically able to borrow money of their landlords without paying interest. I fear they would no longer be able to do this. Money lenders would advance more freely at high rates of interest, and farmers would be compelled to go to them instead. Wealthy men would hire farms at less rent; labourers and men of small capital would no longer be able to take farms."

Mr. Calthorp, of Spalding, says:—

"It is a very rare thing for a landlord to levy distress. Its abolition would be prejudicial to tenants, as landlords would want some security."

"Under bankruptcy landlords cannot recover more than six months' rent, and the tenant-right always represents more, except in cases of excessive dilapidation."

Mr. Gilpin Brown says:—

"I have never known a single instance of a man bidding against another for a farm on this estate. The landlord always makes individual inquiries. If the law of distress is done away with landlords could not be so forbearing with tenants."

VII.—Causes and Evidence of Agricultural Depression.

Existence of depression.

51. The depression in agriculture appears to have been first felt in 1875, when the series of bad seasons began, but it did not become acute until 1879, a year which most farmers agree was the most disastrous they ever experienced, chiefly owing to the weather, but to some extent to low prices.

Prices did not begin to fall seriously until 1882 or 1883, and then it was that they began to steadily decline in wheat, barley, oats, flour, and wool.

Cattle began to go down in price in 1882, and, with a few exceptions, have declined ever since. Sheep also began to drop in 1883, and, although they have never since reached the prices they fetched that year, there has been greater variation in their price than in any other farm produce, except perhaps in that of barley.

Generally speaking, it may be said that, owing in the first instance to bad seasons, commencing in 1874, and then to the rapid and continuous fall in all prices commencing in 1882 and 1883, coming at a time when there had been great losses, through decreased yields and sheep rot, and also when the land was much deteriorated, the farming industry has suffered blow after blow, until the present time when the situation is extremely critical, and the future outlook of the gloomiest character.

Agricultural depression is almost universally attributed to foreign competition in everything the farmers produce. I have a large number of answers before me from landowners, agents, and farmers, and nearly all of them say that the depression is due to "low prices caused by foreign competition," or "unfair competition." Some consider that the bad seasons and increased cost of labour, chiefly through labourers doing less work than formerly, and the unequal burdens of taxation, continuing after the repeal of the Corn Laws, are contributory causes.

Currency.

52. There were also a considerable number of witnesses who attributed either the whole of the depression, or part of it, to the present system of the currency. At several meetings resolutions in favour of bi-metallism were passed. At the Horncastle and Louth meetings it was said that there is a growing feeling in its favour among farmers, and that they are beginning to take considerable interest in the subject (Appendix B. 10).

Certainly the farmers in Lincolnshire and Suffolk took more interest in this question than those in Cambridgeshire, Northumberland, Cumberland, and Lancashire.

Of the gentlemen who have specially studied the question, and gave me the advantage of their views, were Mr. Dorrington of Manchester, Mr. Sowerby of Coxwold, Caistor, and Alderman Grummit.

Condition of the land. Effect of wet seasons.

53. The series of wet seasons from 1874 to 1882 had at the time, and for a long period afterwards, the most disastrous results on Lincolnshire agriculture. At that period, however, prices had not begun to seriously decline, and the farmers had capital, and, though this was in many instances terribly diminished during these years, it enabled many of them to just weather the storm, though large numbers in that period had to give up their farms. If those seasons had come from 1884 to 1892, instead of the former period, the disaster would have probably been greater than it is at present, as rents would not have been reduced so early, or to such an extent, and farmers would not so soon have curtailed the expenditure in their living, Hence they would have had less capital to meet a series of bad seasons in later years.

During these wet years the condition of the land was very seriously affected. The grass was deteriorated, the manure washed out of the soil, and there was no opportunity of getting the farms clean. This resulted in decreased yields and extensive sheep rot, which showed itself on land where hitherto it had been unknown.

At this period farms on the high land, such as the Wolds, the Heath, and the Cliff, suffered less from the wet, because the water drained off them easier, but none the less the farmers on the high ground suffered grave losses from the wet windy weather, and the late harvests, as their crops never properly matured and consequently mildewed. The strong land felt the effect of the wet first, and that suffered more than any other, as it became perfectly sodden and almost incapable of being worked. The warp lands, marshes, and the fens, were also very seriously affected.

But the better weather in recent years has done much to remedy the condition of the land so far as it was affected by seasons. The hot year in 1887 did much to dry it, and enabled it to be cleaned, as did also the year of 1893, disastrous as it was in other ways to farmers. Some witnesses consider that the effect of the better seasons of recent years have been to almost counteract the evil influences of the bad ones, but the majority of landlords, agents, and farmers consider that the land still suffers from this cause to some extent. In comparing the present condition of the land with that of 1874, it is of course most difficult to distinguish how far it has deteriorated from seasons, from employment of less labour, and from use of less manure and feeding stuffs respectively.

The Agricultural Society expressed the view that the land was still suffering from the effect of the wet seasons, though they thought that the great heat of 1893 would be found to have a very beneficial effect.

But the evidence goes to show that some land has suffered in productive power on account of the seasons, because there have been decreased yields of crops on farms, wherethere has been no economy practised in manure, feeding stuffs, or labour.

On Mr. Scorer's farm at Burwell, on the Wolds, 491 acres, which has been farmed by the family since 1836, five quarters of wheat to the acre have never been grown since 1874, and Mr. Scorer has certainly never begrudged expenditure where it was needed. For taking the more recent years of the depression, his labour bill from April 1888–89 was 473*l.* 16*s.* 3½*d.*, and his manure and cake 378*l.* 15*s.*, and for the years April 1889 to 1893 his labour bill averaged 523*l.* 4*s.* 6*d.*, and his cake and manure 404*l.* 8*s.* 7¾*d.* (Appendix A. 1 (*c.*).)

A reference to the exhaustive table supplied by Mr. Scorer in Appendix A. 3(*d.*) will show the effects of the continuous wet seasons and late harvests on his farm. It will be noted that between 1845 and 1878 harvest has seldom been completed later than the third week in September, and only three times in the month of October, but between 1879 and 1892 there were eight years when it was not completed until October.

In 1874 he began harvest August 6th and finished on September 4th, and he grew 5 quarters 1 bushel to the acre. But in 1875, 1876, and 1877 harvest began and ended two and three weeks later, and he grew in those years to the acre 3 quarters 1 bushel, 3 quarters 7 bushels 1 peck, 3 quarters 3 bushels 2 pecks. In the memorable year of 1879 wheat was not in car until July 14th, harvest began on September 8th, and did not finish until October 30th, and only 2 quarters 4 bushels 3 pecks were grown to the acre. In 1880 and 1881 harvest was not over until October 12th and

October 7th, and in the former year only 2 quarters 6 bushels 1 peck were grown to the acre, no record of the latter being kept.

Again in 1888 when harvest did not begin until September 11th, the latest on record, and finished on October 10th, only 2 quarters 3 bushels were grown to the acre, and in 1891 and 1892, both harvests finishing in October, 3 quarters; and 2 quarters 3 bushels 2 pecks were respectively grown to the acre.

The difference in the yield on Mr. Fieldsend's farm is not so marked, but still the average amount of both wheat and barley grown per acre was higher between 1873 and 1877 than during any of the subsequent periods of five years. (Appendix A. 3 (*d.*).)

Mr. Fieldsend has spent no less in cake and manure, nor has he employed less labour, though it costs him rather less per acre, as the rate of wages has decreased. For the period of five years, from 1870 to 1875, his labour cost 1*l.* 3*s.* 9*d.* per acre; for the next period of five years 1*l.* 1*s.* per acre; for the next period 1*l.* 1*s.* 5*d.* per acre; and for the next 1*l.* 0*s.* 8*d.* per acre.

Again Mr. J. C. Bramley, of Langrick, says :—

> "The land is not so productive owing to bad seasons. I used to grow 10 quarters of oats to the acre, and now get 7 quarters. Also I used to grow 7 and 8 quarters of barley to the acre, and now get 5 and 6 quarters. Further, my rape used to grow 4½ feet high and now only 2½. I do my land just as well as ever. It is now somewhat recovering from the effects of the wet seasons."

Deterioration of the land from lack of expenditure on manure, feeding stuffs, and labour.

54. Generally speaking, good land has not gone back much in condition, if at all, from want of farming, but the heavy land has done so considerably. Where expenditure would make a reasonable return it has not been begrudged, but on inferior and heavy land farmers have felt that the less expended the less will be their loss. Some of this has been laid down to grass, and most of it is worth little or nothing at the present time, nor does it seem probable it ever will be. It was stated at the Lincolnshire Chamber of Agriculture that plenty of land is now only used as a sheep-run which once was really good wheat land.

From the evidence given at meetings, and by farmers I either met in the markets or visited at their farms, it seems that in North Lincolnshire the land on the Wolds, the Heath, and the Cliff has not suffered for want of farming, the Wolds more especially so, though I was told by two agents they required marling in some districts.

The Agricultural Society thought that the Cliff and Heath land had gone back a little, but not the Wolds.

Driving, as I did, in those districts, I can certainly say that much of the land was still splendidly farmed, and in a high state of cultivation, and in many cases the fences and ditches were wonderfully well kept. Also between Brigg and Brocklesby, between Alford and Louth, and between Alford and Spilsby, and also at Wainfleet, much of the land was excellently kept up, as also a great deal of it was in South Lincolnshire, near Spalding, Holbeach, Boston, Corby, Bourne, and Market Deeping.

The great majority of witnesses corroborated the evidence that the Wolds were as highly farmed as ever, but there was rather a difference of opinion as to whether the Cliff and Heath land had gone back. However the case may be, at any rate it has not deteriorated much.*

It was stated that the condition of the land had been kept up better in North Lincolnshire than in South, as in the former district the farms were larger and occupied by men of considerable capital. Certainly from my own observation I should corroborate this, and I was greatly struck with the way in which some of the big farms in the north were being farmed, the fences trimmed, and the ditches kept clean.

The Lincolnshire Agricultural Society stated that labour and manure had been more curtailed in South Lincolnshire than in North.

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* Mr. Laverack (960 acres), Lord Oxenbridge's estates, says :—
"The bad seasons between 1879 and 1889 affected the Warp land very seriously, but they scarcely felt it on the Cliff land."
Mr. S. Oglesby, agent to Mr. C. C. Sibthorpe, says :—
"Cliff land has decreased in value 20 per cent."
Mr. Wilson (Mr. Chaplin's estate) says :—
"The land has not gone back on the Heath."
The Chamber of Agriculture, Grantham, says :—
"The Heath land has suffered less than any other."

Referring more particularly to evidence given at meetings, it was said at Horncastle that good land in the northern half of Lincolnshire had not gone back, but the bad had. Mr. Bond, of Spilsby (1,400 acres), considered that the land between there and Horncastle is cultivated as well as it ever was, and that no curtailment of expenditure on manure or labour has taken place, and Colonel Grantham corroborates this statement as regards the neighbourhood of Spilsby, and Mr. J. Norton Scorer says the same of East Kirkby.

Mr. Walker, agent to the Revesby estates, says that the land is not so carefully farmed, but has not actually depreciated in value from that cause.

At Alford, Major Higgins and Mr. F. Higgins, land agents, considered the land is being as well farmed as ever, and Mr. J. W. Davy and Mr. Budibent took the same view, and stated that the land there is farmed high, and that labour had not been much curtailed. Mr. Allenby, a farmer and agent, also of Alford, says: "The land has not "suffered. We have been obliged to farm well, though a good deal out of pocket "by it."

The Louth Chamber of Agriculture said that the land there had not gone back, and that on the whole there had been no curtailment of expenditure on labour and manure, as they are bound to farm high. Mr. Scorer, of Burwell, said that the Wolds were as good as ever, and farmers spent just as much on cake and manure, whether or not they were losing money.

At Brigg it was stated that the clays near Appleby, and also between Brigg and Caistor, had suffered from want of farming, but that between Wrawby and Limber the land was as good as ever. Mr. W. Frankish, of Limber, stated that the land in North Lincolnshire has not deteriorated much, though it is not so highly farmed.

The Grimsby meeting said that "all the land which has taken most working has "gone back. Generally speaking, with some exceptions, there is not the same metal "in the land as in 1879."

Speaking of Lord Yarborough's estate, Mr. C. W. Tindall says:—

"There is no deterioration visible in the land. The letting value has not gone down "a bit on account of that. The land here was never in better condition than it is "to-day." And, alluding to the state of the land in that district, he says, "it "has not decreased in value from bad farming, but fences, gates, &c., have not been "kept up so well."

At the north-eastern side of the county, at Gainsborough, Mr. George Wright, farmer (500 acres), said: "The land has gone back by a third since 1879, including "the warp land. I think the farmers have economised in labour and manure." Colonel Moreland Hutton considers that farmers as a rule are employing less labour in that neighbourhood.

In the southern part of the county there was greater unanimity of opinion that the land had suffered from under-farming, though no doubt in the potato-growing and market-garden districts it has not done so.

The Kesteven Society stated that the land in South Lincolnshire was now better farmed than it was 10 years ago, when the wet seasons were damaging it, but not so well as it was 20 years ago.

At Spalding five representative farmers said:—

> "All farm very highly here, as the only chance of salvation. But there has been some deterioration in the land, which is easily perceptible. Land has deteriorated partly through economy, and partly from bad seasons. Farmers do not get sufficient returns to put as much money in as they did."

Mr. Calthorp, of Spalding, also says:—

> "A smaller amount of capital is now employed in the land. More exhaustive crops and potatoes are grown. They farm now as inexpensively as possible, and to get a quick return."

The Boston Chamber of Agriculture said that the good land there had deteriorated to some extent, but the strong land considerably, and that this was partly owing to economy in labour, manure, and feeding stuffs. Mr. Farrow, a farmer in the fen, stated that the land there had no doubt gone back in the last 10 years, from the same causes.

At Sleaford it was stated that the land is now better farmed than it was, and at Wainfleet that it never was in such a high condition as at present.

Lord Ancaster considers that the farming is worse than it was 10 years ago, and that in consequence his property in South Lincolnshire has depreciated by 10 per cent. Mr. Thorold, of Sutton Bridge, says the land there is not materially worse farmed

than it was. Mr. Hutchinson, agent to the Earl of Brownlow and the Cust estates, says that less artificial manure is used, and that the land has suffered in consequence. Mr. Edmund Turnor considers that, speaking generally, land has gone back but little in condition. (Appendix B. 15 (*g*.).)

Mr. George Hervey, agent to the Marquis of Bristol, says the farming is not so universally good as it was, but there has been no deterioration sufficient to decrease the value of the land from that cause.

I endeavoured to ascertain in the districts, where it was said that less manure was being used, whether this was due to the fact that farmers really could not afford to buy, or because it did not pay them sufficiently to put manure into the land for certain crops. Generally speaking, the latter reason was given, though there are a good many exceptions, and these are more numerous among the smaller men in the fens and marshes. But those who grow early potatoes, early cabbages, celery, and other market garden produce, are bound to farm high.

The farmers at the Lincolnshire Chamber of Agriculture said: "Even if we had more "capital we would not spend more, because it would not pay us commercially." At Brigg the Chamber of Agriculture said: "We are producing less corn per acre than "in 1878, because it does not pay us to manure the land. There is not an acre of "wheat that is spring dressed now." At Spalding it was said: "Farmers do not get "a sufficient return to put as much money into the land as they did."

Evidence of manure and cake merchants.

55. Manure and cake merchants usually informed me that there was not a great curtailment of expenditure in manure and feeding stuffs, but that very long credit had to be given. Nearly all said that two years' credit was a common thing now instead of one, and that cash was quite the exception (*see* para. 100). It must, moreover, be borne in mind that feeding stuffs are considerably cheaper than they were, and hence a decrease in the amount of expenditure shown in accounts does not necessarily imply that a smaller quantity is being bought.

Further, farmers are consuming much more of their own corn and maize on the premises, and this partly accounts for their not buying so much cake. Mr. Allis, a cake and manure merchant at Alford, said that, if the tenant-right custom allowed compensation for home-grown corn, there would be less cake bought than at present.

It was also stated by some that farmers are buying a cheaper kind of manure.

But one merchant, who dealt chiefly with large farmers, informed me his customers had of late years increased their purchases of raw bones, dissolved bones, high class manures, and also superphosphates, and that he did not have to give longer credit than he had been accustomed to for 30 or 40 years.

At Billingay Mr. Gilbert, a seed and manure merchant, said that the small freeholders there, who grow carrots, potatoes, mustard seed, and who sell everything off, including straw, buy an enormous quantity of artificial manure.

The Grantham Chamber of Agriculture said that they now used superphosphates instead of bones, which they get cheap through the Lincolnshire Farmers' Association. They also considered that manure was now bought more judiciously than formerly.

At Sleaford Mr. Bruce Tomlinson, the chairman of the Lincolnshire Farmers' Association, stated at a public meeting that there certainly had been no falling off in the amount of superphosphates purchased by their members since the depression. Many of the members of the Association live in different parts of England and Wales, though a large number live in Lincolnshire, its birthplace.*

No land derelict, and not much land seeded itself down to grass.

56. No land has been actually abandoned in this county, and comparatively little has been allowed to "twitch" itself down, though there is a considerable amount of the stronger land which has been sown with grass, and is now of but little value (*see* paragraph 155).

In order to ascertain how much land has been allowed to "twitch" itself down, I communicated with a number of agents to large estates in North and South Lincolnshire, asking them how many acres there are of this description on the properties they represented, and also in their neighbourhood.

On estates representing about 220,000 acres I can only learn of 29 acres in this condition. The agents further say of their neighbourhoods that either "there is none," or "very little land of this description."

Mr. Edmund Turnor writes:—

"I do not think that much land in Lincolnshire has twitched itself down."

Mr. Sutton Nelthorpe writes:—

"No land in my neighbourhood has been allowed to seed itself down to my "knowledge, which is pretty complete."

* There are 2,229 members, occupying 386,000 acres of land.

Mr. J. Hutchinson, agent to the Earl of Brownlow, writes :—

"On the Brownlow estate only three fields (29 acres) have been suffered to seed themselves down. Adjacent fields, of the same description of soil (clay), I have laid down in the orthodox manner, but it is disappointing to say that they are little if any better herbage now than fields which were left to sow themselves down."

Effect of the drought on the land in 1893.

57. The immediate effect of the great drought of 1893 was generally very disastrous, though there has been some compensation since in the beneficial effect it has produced on the condition of the land.

The only parts of the county where the farmers did not suffer was on the black fen land with a clay subsoil, which runs down to the River Witham, on the strip of toft land at Wainfleet, and on some of the fen where they had some rain. In these districts it was stated that there never was a better producing year than 1893.

But in other districts many farmers suffered terribly, notably on the strong lands, the gravel and sand lands, the marshes, and the fens not on a subsoil of clay. The Heath and the Cliff land also suffered considerably, and more than the Wolds, which are on the chalk. In some districts the corn crops, and also root crops, never grew at all, as the seed never germinated. There was no grass throughout the spring, and farmers had to feed the cattle and sheep with bought food, involving a very heavy expenditure. The animals of those, who could not afford to buy sufficient food, got into a very poor condition, and in consequence greatly deteriorated in value.

Effect of the drought on the stock.

58. Owing to the scarcity of hay and straw many of the smaller farmers had to sell their cattle at a great sacrifice, as they could not afford to winter them, and in many instances those that were kept had to be sold in the spring in a very poor condition, and at a considerable loss.*

Although on the whole the lambing season was very fairly good in 1894, several farmers attributed the loss of lambs and ewes to the dry season of 1893, which caused them to get into a weak state. One large farmer who had several heifers which did not calve in 1894 attributed it to the same cause.

Mr. Franks, a large farmer and cattle dealer near Bourne, says :—

"I bought 11 beasts last year as good as I ever saw, but they are not in as good condition now as when I bought them, owing to there being no food in the spring and the winter. We were cleared out of everything. They have consequently lost a year."

The oldest farmers said they never saw the straw yards so empty. I found a good many who were using peat moss litter as bedding in the yards and also in the stables.

Effect of the drought on the yield of crops.

59. Mr. H. Scorer, at Burwell, only grew 2 quarters 3 bushels 2 pecks per acre in 1893, the smallest amount grown on record between 1845 and 1893.

A reference to the farmers' accounts in para. 105 and Appendix A. will show the disastrous effect of the drought in 1893 upon the farmers, though the smaller amount made for corn is partly due to the further fall in prices.

Breeds of cattle and sheep not deteriorated.

60. It is satisfactory to be able to state that generally neither the breeds of cattle nor sheep have deteriorated since the depression.

The Lincolnshire Agricultural Society, the Lincolnshire Chamber of Agriculture, and the Chambers of Agriculture at Louth and Boston, and also the Kesteven Society, took this view. Some gentlemen thought that the stamp of cattle, and most certainly of sheep, had improved. Among these were Mr. Arthur Saul, of Bourne, Mr. J. H. Dean, Mr. Franks, farmer and cattle dealer, of Rippingale.

But the Brigg Chamber of Agriculture stated that on some of the smaller farms the cattle had deteriorated, as they were breeding from inferior bulls. It was stated: "You can't get the same quality of cattle and sheep at the fairs as you could 20 years "ago, except from the crack breeders." A witness at this meeting also said: "In "some districts cake has been knocked off, as it does not pay to feed stock when it "costs 9*l.* 10*s.* a ton. Farmers are buying more cotton cake than linseed cake. "It has the same manurial value, but does not rear stock so well. Hence many "of them are poorer."

* A small farmer in the neighbourhood of Sleaford sold a heifer and calf early in April 1894 for 5*l.*, as he had no means of keeping her.

Also some large cattle dealers in Grimsby market, and Mr. H. Dudding, took the same view as the Brigg Chamber of Agriculture. One of them said :—

"The breed of cattle has certainly deteriorated in quality since 1879. The general run of cattle on ordinary farms is not so good. Sheep have not deteriorated."

Mr. William Frankish, of Limber, and Mr. Dorrington were of opinion that the cattle bred in North Lincolnshire were as good as ever, but that a good many farmers were not buying such good stock, merely using cattle as "muck machines." Hence more Irish and cross-bred cattle were being bought for this purpose instead of a better quality of home-bred cattle. Mr. J. Calthorp was of opinion that the cattle bred in the county were just as good, but that there were a large number of inferior Irish cattle in the market.

It may be that the witnesses at Grimsby meant that the cattle sold now in the markets are not so large or heavy as formerly, which is no doubt the case.

On this point Mr. Arthur Saul, of Bourne, says :—

"Cattle and sheep are not sold so big now, as there is no demand for big joints. Hence they are sold younger, but the quality is undoubtedly better."

Also Mr. J. H. Dean, of Dowsby, says :—

"The quality of cattle and sheep was never better than it is to-day, and the land is well stocked with them. In the old days cattle were kept until they were 4 and 5 years old before they were killed, but we now kill them at from $2\frac{1}{2}$ to $3\frac{1}{2}$ years, and hence they are not so big. But we make them better in the time owing to artificial food. In my father's time we had no artificial food, and he had the first lot that ever came into the parish."

In south Lincolnshire, south of Spalding, some of the small farmers and freeholders stated that many of them used to keep a good stamp of mare to breed from, but that had been largely given up, as they found breeding did not pay now, owing to prices. But I am told that a good price can now be obtained for heavy cart horses of a good stamp.

Mr. Saul, of Bourne, stated that he did not think the farmers were using such good horses for farm work as they now sell their best ones, but he considered, as also did Mr. Clark, of Moulton Eaugate, a well-known breeder of Shire horses, that the breed of heavy horses had generally improved.

Fall in prices of corn.

61. Mr. Reuben Roberts, of Horncastle, the well-known corn merchant, has kindly taken from his books the average price of corn for the seasons from 1874 to 1894. (Appendix A. 3 (*a.*).)

The following table shows the average price of wheat, barley, and oats for the seasons from the year 1874 to 1884, and from 1884 to 1894 :—

*Crop.	1874–1884.	1884–1894.	Decrease per Cent. between the Periods.	Price of 1874 Harvest, up to Dec. 25.	Price of 1894 Harvest, up to Dec. 25.	Decrease per Cent. between Prices of 1874 and 1894 Harvest.
				£ s. d.	s. d.	
Wheat	44*s.* 9*d.*	31*s.* 5*d.*	29·7	2 8 0	19 2	60·0
Barley	35*s.*	29*s.*	17·1	2 2 5	20 0	52·8
Oats	22*s.* 4*d.*	18*s.* 10*d.*	15·7	1 9 2	14 6	50·3

* Wheat = 504 lbs., barley = 448., oats = 336 lbs.

This shows a fall in the price of the three crops between the periods 1874–84 and 1884–94 of 22·4 per cent. and of wheat and barley alone of 24·2 per cent. But the average prices during these years do not sufficiently demonstrate the great loss farmers have sustained during the last two years, when wheat fell to 25*s.* a quarter in the year 1893–94 and to even 17*s.* in the autumn of 1894. The price given for 1894 harvest will afford some indication of how the farmers have been suffering in the autumn of that year.

Further it must be remembered that farmers have frequently been feeding their cattle with the more inferior grain in recent years, owing to the low prices. Mr. Reuben Roberts estimates that one-fourth of the barley crop in 1894 was "hinderends" and not worth more than 10*s.* a quarter.

Taking Mr. Reuben Roberts' figures,* (Appendix A. 3 (*a.*)) the difference in the estimated value of the wheat and barley crop in Lincolnshire (four quarters to the acre) in the years 1884–94 compared with the years 1874–84, and also in the year 1874, compared with 1894 ($4\frac{1}{2}$ quarters of wheat per acre in 1874 and 5 quarters of barley ; $3\frac{1}{2}$

* Note.—Mr. Reuben Roberts states that the above estimates of the yields in 1874 and 1894 are a fair average. The above prices have been taken from his purchases which extend over the whole county.

quarters of wheat in 1894 and 3 quarters of saleable barley, and 1 quarter of "hinderends" at 10*s.*) is as follows:—

Crop.	1874–1884. Average Value of Crop.	1884–1894. Average Value of Crop.	Decrease per Cent. between the periods.	1874.* Value of Crop.	1894. Value of Crop.	1874. Average Value of Crops per Acre.	1894. Average Value of Crops per Acre.	Decrease per Cent. between Value of Crop in 1874 and 1894.
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
Wheat	2,433,590 18 4	1,406,463 16 11	42·21	3,145,047 15 0	604,320 4 2	10 4 4½	3 8 6½	66·46
Barley	1,335,947 18 0	1,148,171 9 7	14·06	1,670,903 8 9	746,609 10 0			
Total	3,769,538 16 4	2,554,635 6 6	32·2	4,815,951 3 9	1,350,929 14 2	10 4 4½	3 8 6½	66·46

* Wheat was higher in six subsequent years, and barley in one year.

Fall in prices of wheat.

62. In Mr. Roberts' returns during the first 10 years the lowest price of wheat per quarter was 39*s.*, and the highest 51*s.* 6*d.* a quarter, but during the next 10 years the lowest price was 26*s.* a quarter, and the highest 33*s.* 8*d.* (Appendix A. 3 (*a.*).)

During the month of April 1894 I saw several excellent samples of wheat, both in North and South Lincolnshire markets, which fetched 25*s.* a quarter, and that was then quoted as the lowest price yet reached. I understand it has since reached 17*s.* and 16*s.*

Taking the record of Mr. Scorer's farm at Burwell (491 acres) since 1837, the highest price made per quarter was 3*l.* 16*s.* 7*d.* in 1853.

But in 1849, 1850, and 1851 bad prices were made, as wheat did not reach 40*s.* a quarter in any of those years.

Generally, from the year 1852 to the year 1882, wheat scarcely ever made less than 40*s.* a quarter, but since then it has never been 40*s.*, and in 1892 fetched 26*s.*, and in 1893 25*s.*, and in 1894 it averaged 20*s.* up to December 25th.

The value of the wheat per acre on this farm in 1873 was 12*l.* 10*s.* 9*d.*, and in 1893 was 2*l.* 18*s.* 11*d.*, or a difference of 76·4 per cent. (Appendix A. 3 (*b.*).)

The following figures show the average amount obtained per acre for wheat on the Burwell farm (491 acres) in periods of five years, from 1873–1892, and the amount in 1893 and 1894.

Years.	Average Amount realised per Acre.	Decrease or Increase per Cent. between the Periods.
	£ s. d.	
1873–1877	10 6 3¾	—
1878–1882*	6 10 5	−36·7 per cent.
1883–1887†	6 17 9½	+ 5·7 „
1888–1892	5 8 9¾	−21·0 „
1893	2 18 11	−45·9 „
1894‡	3 10 0	+18·8 „
Decrease between period 1873–1877 and 1888–1892	4 17 6	47·3 per cent.
Decrease between period 1873–1877 and 1893–1894	7 1 10¼	68·4 „

On Mr. C. S. Fieldsend's farm (619 acres) the average sum made per acre of wheat in periods of five years was as follows:—

Years.	Average Amount realised per Acre.	Decrease per Cent. between the Periods.
	£ s. d.	
1873–1877	9 6 8	—
1878–1882	7 0 8	24·6 per cent.
1883–1887	6 0 1	14·6 „
1888–1892	5 6 3	11·5 „
1893	3 17 6	27·0 „
1894*	3 0 7	21·8 „
Decrease between period 1873–1877 and 1888–1892	4 0 5	43·0 per cent.
Decrease between period 1873–1877 and 1894	6 6 1	67·5 „

* 1881 excluded. Figures not given. † 1883 excluded. Figures not given.
‡ These figures were based on the price obtained up to December 25th, 1894.

In 1873 Mr. Fieldsend made 9*l.* 14*s.* 3*d.* per acre, and in 1893 3*l.* 17*s.* 6*d.*, or a drop of 60·1 per cent. In 1894, 3*l.* 0*s.* 7*d.* or a drop of 68·8 per cent. (Appendix A. 3 (*d.*).)

Mr. William Frankish, of Limber (1,800 acres), on the Brocklesby estate, and Mr. Frederick Scorer, of Binbrook and Swinhope (a Wold farm, 653 acres), send me the amounts made off their wheat and barley without distinguishing them. The former made 2,538*l.* 1*s.* less in 1892 than he did in 1884, or a drop of 36·2 per cent., and the latter 898*l.* less in 1893 than he did in 1884, or a drop of 43·7 per cent.

Fall in prices of barley.

63. Barley had not fallen so much or so steadily in price as wheat, up to May 1894, though Mr. Reuben Roberts, of Horncastle, and others then predicted that there would shortly be a serious fall. This prophecy has unfortunately come true.

During the 10 years from 1874 to 1884 the average price per quarter was 35*s.*, and during the 10 years from 1884 to 1894 29*s.*, or a drop of 17·1 per cent. (paragraph 61).

The highest price reached in those years was 43*s.* a quarter in 1877–1878, and the lowest 24*s.* 6*d.* a quarter in 1886–1887. But since that date it has never been lower than 26*s.* in 1882, and in 1893–1894 was 29*s.* 6*d.*, until the autumn of 1894, when the bulk was between 16*s.* and 20*s.*, though a few better samples made up to 25*s.*, and very occasionally 30*s.*

On Mr. C. S. Fieldsend's farm the average made per acre of barley in period of five years was as follows :—

Years.	Average Amount realised per Acre.	Fall or Rise per Cent. between the Periods.
	£ *s.* *d.*	
1873–1877	9 13 1	—
1878–1882	5 15 1	−40·3 per cent.
1883–1887	7 0 1	+21·7 „
1888–1892	5 6 4	−24·1 „
1893	4 4 0	−21·0 „
1894*	2 14 0	−35·7 „
Decrease between period 1873–1877 and 1888–1892	4 6 9	−44·9 per cent.
Decrease between period 1873–1877 and 1894	6 19 1	−72·0 „

N.B.—In 1874 Mr. Fieldsend made 12*l.* 10*s.* 1*d.* an acre for his barley and 2*l.* 14*s.* in 1894 up to December 25 = a decrease of 78·4 per cent.

Fall in prices of oats.

64. The fall in the price of oats, taking Mr. Reuben Roberts' figures and comparing the average price obtained for the 10 years 1884–1894 with those of 1874–1884 has been 15·7 per cent. During the first 10 years 22*s.* 4*d.* was the average price per quarter, and during the next 10 years 18*s.* 10*d.* In 1874 the average price was 29*s.* 2*d.* and in 1894 (to December 25) 14*s.* 6*d.*, a decrease of 50·3 per cent. (Appendix A. 3 (*a.*).)

Fall in prices of wool.

65. The price of wool has generally steadily decreased since 1875, with a few fluctuations. Mr. Scorer, of Burwell, gives the price per tod made off his wool from 1836 to 1894. (Appendix A. 4 (*b.*).) It will be seen that the year 1874 was the last in which it fetched 2*l.* a tod up to the present time. Since that date it has never been higher than 1*l.* 16*s.*, which was in 1879, but since 1879 it has never been higher than 1*l.* 4*s.* a tod, and in 1892 was down as low as 19*s.* 6*d.*

For the 20 years commencing 1854, Mr. Scorer's wool averaged 2*l.* 5*s.* 3½*d.* a tod, while for the 20 years from 1874 to 1894 it averaged 1*l.* 5*s.* 1*d.* a tod, or a drop of 44·61 per cent. It will be observed that between the years 1836 and 1854 wool only made 2*l.* a tod twice.

Taking Mr. C. S. Fieldsend's figures (Appendix A. 4 (*a.*)), it will be seen that he did not get 2*l.* a tod for his wool after 1873.

The following table, extracted from Mr. Fieldsend's figures, will illustrate the fall in the price of wool sold from the farm from 1873–1894.

* Note.—These figures are based on the price obtained up to December 25, 1894. Mr. Fieldsend is of opinion that he has over-estimated the yield per acre. Mr. Fieldsend was offered 12*s.* 3*d.* a quarter (16 stone) for a stack of nice bright, clean, small grain, which he has reserved for seed in consequence.

Period.	Average Amount made for each Period of Five Years.	Average Price made per Tod for each Period of Five Years.	Average Price made for the Wool of each Sheep during each Period of Five Years.
	£ s. d.	s. d.	s. d.
1873–1877 -	344 9 0	40 2	13 11¼
1878–1882 - -	282 5 0	28 7	10 4¼
1883–1887 -	169 5 8	21 3	7 8¼
1888–1892 - -	149 6 6	21 10	8 0
1893–1894 -	149 7 7½	21 4	7 6
Decrease per cent. between 1873–1877 and 1888–1892 -	56·6	45·6	42·6

It should be added with reference to the amount made that Mr. Fieldsend kept 112 sheep less on an average during the last 10 years than during the preceding period of 10 years, a fact which demonstrates the evil effects of low prices on the farmer, the land, and the landlord.

The prices of wool off a Wold farm of 650 acres are given since 1872. (Appendix A. 4 (*d.*).)

Mr. Wilders, of Grantham, the well-known wool buyer, has also supplied me with the figures taken from the "Bradford Observer" Wool Tables for 1894. (Appendix A. 4 (*c.*).)

Table 1 gives the prices of Lincoln wool, half hog, from 1814.*

Table 2 gives prices of Lincoln hogs and wethers from 1865 to 1893 inclusive (monthly average).

Table 3 gives the number of pounds of wool produced in the United Kingdom in 1893, and the number of pounds exported and left for home consumption.

Table 4 shows the amount of foreign and colonial wool, alpaca, and mohair, &c., imported, re-exported, and left for home consumption since 1847. The amount of this left for home consumption never exceeded 200,000,000 lbs. before 1873, but since that time it has seldom been less, and since 1888 has generally been considerably over 300,000,000 lbs.

Table 5 shows the large increase of Australasian imports since 1830. The average imports during the years 1830, 1840, 1850, 1860, 1870, were 56,990,983½ lbs., and during the year 1888, 1889, 1890, 1891, 1892, were 454,431,000 lbs. or an increase of 697 · 37 per cent.

Table 6 shows the estimated amount of wool produced in the United Kingdom in 1893, and the weight of wool produced in each county.

Fall in prices of sheep.

66. Sheep have dropped considerably since 1883. In Appendix A. 5 (*b.*) is given the average price per head of sheep, not including rams, obtained at the Lincoln Fair from the years 1877 to 1894.†

For the first period of nine years they averaged 3*l.* 1*s.* 10½*d.* per head and the next period 2*l.* 12*s.*, 7¾*d.*, or a drop of about 15 per cent.

On Mr. Frederick Scorer's Wold farm at Swinhope (Appendix A. 4 (*d.*)) he usually got between 60*s.* and 70*s.* for hogs for the years 1872 to 1883, but since that date he has only got 60*s.* once, and in one year (1891–1892) they were as low as 42*s.*; that is 23*s.* a head less than he was getting in 1881–1882. During the last two years they have been from 10*s.* to 18*s.* a head less than they were for the years from 1875 to 1882, and 24*s.* less than in 1872–1873.

The following figures show the prices at which Mr. H. Scorer, of Burwell, valued his sheep for valuation in 1883 and 1892 (Appendix A. 5 (*c.*)), based on average prices in markets for the whole year.

* Half hog wool = a mixture of wool, one half of which is from hog sheep = sheep which at clip day are 16 months' old and then clipped for the first time; the other half is made up of ewe or wether fleeces.

† Taken from the "Lincoln Gazette."

Years.	Ewes and Lambs.	She Hogs.	Cull Hogs.	Draft Hogs.
1883 - - - -	90*s.*	60*s.*	50*s.*	65*s.*
1892 - - - -	55*s.*	45*s.*	34*s.*	45*s.*
Decrease per cent. - -	38·9	25·0	32·0	30·8

The following figures show the prices at which Mr. W. Scorer, of Sudbrooke, valued his sheep in the years 1882–1883 and 1893–1894. Mr. Scorer took the average prices in the markets for each year, and not at the date he made his valuation (Appendix A. 5 (*d.*)) :—

Years.	Ewes and Lambs, whether One or Two.	Feeding Ewes.	He and She Hogs.
1882–1883 - -	85*s.*	66*s.*	60*s.*
1893–1894 - -	50*s.*	45*s.*	43*s.*
Decrease per cent. -	41·2	31·8	28·3

67. During the last 10 years the prices of all cattle have dropped considerably as the following figures compiled from the prices obtained at the Lincoln Annual Beast Fair from 1882 to 1894 will show (Appendix A. 5 (*a.*)) :— Fall in prices of cattle.

Class.	Average Price per Head. 1882 and 1883.	Average Price per Head. 1893 and 1894.	Drop in Price per Cent. in First and Second Periods.
	£ *s.* £ *s.*	£ *s.* £ *s.*	
Yearlings - - -	9 10 to 13 10	6 0 to 8 0	36·84 to 40·74
Two years olds - -	15 0 to 20 10	11 0 to 14 10	26·66 to 29·27
Three years olds - -	24 0 to 30 0	17 10 to 21 10	27·08 to 28·33
Drapes - - -	16 0 to 24 10	11 10 to 14 10	28·12 to 40·82

This shows a fall in the price of all classes of cattle between the two periods of 28·68 to 33·90 per cent.*

68. It may be of interest to summarise the fall in prices obtained for produce sold off Mr. Fieldsend's farm alluded to in the preceding paragraphs, between 1873 and 1892, and to add the fall in rent, rates, and taxes, and the cost per acre of labour. Summary of fall in prices on Mr. Fieldsend's farm.

* The following illustration will show what a loss the fall in price of cattle is to a small farmer depending on grazing. Mr. B., of Holbeach Fen, rents 80 acres and owns 30 acres. In August 1893 he was bid 11*l.* each for his heifers. This he refused and kept them through the expensive winter of 1893–1894, and was again offered 11*l.* each for them on April 20th, when three weeks off calving.

Mr. Fieldsend's Farm, 619 acres (500 arable and 119 grass).

A Turnip and Barley Farm on the Wolds.

Years.	Wheat. Average Amount realised per Acre.	Barley. Average Amount realised per Acre.	Wool. Average Price for Wool of each Sheep.	Wool. Average Price of Wool per Tod.	Rent. Average Price per Acre (590 Acres).	Labour. Average Cost of Labour per Acre.	Rates, Taxes, Insurance. Average Cost of Rates, Taxes, and Insurance, per Acre.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1873–1877	9 6 8	9 13 1	0 13 11¼	2 2 0	1 10 0	1 3 9*	0 3 2*
1888–1892	5 6 3	5 6 4	0 8 0	1 1 10	0 18 8	1 0 8†	0 2 7†
1893–1894	3 9 0½	3 14 0	0 7 5¾	1 1 4½	0 18 8‡	1 1 6	0 2 8½
Decrease per cent. between period 1873–1877 and 1888–1892	43·1 per cent.	44·9 per cent.	42·5 per cent.	48·0 per cent.	37·7 per cent.	12·9 per cent.	18·4 per cent.
Decrease per cent. between 1873–1877 and 1893–1894§	63·0 per cent.	61·6 per cent.	46·1 per cent.	49·0 per cent.	37·7 per cent.	9·4 per cent.	14·4 per cent.

* From 1874 to 1878. † From 1889 to 1893. ‡ A remission of 10 per cent. in 1894.
§ The figures for wheat and barley, 1894, are based on prices obtained up to December 25, 1894 (pars. 61, 62).

Cost of growing corn crops.

69. Two gentlemen, namely, Mr. C. S. Fieldsend, of South Willingham, and Mr. J. C. Bramley, of Langrick, near Boston, worked out for me the cost of growing an acre of corn crops. The former has a Wold farm in North Lincolnshire, and the latter several mixed farms, comprising a good deal of fen land in South Lincolnshire. (*See* Appendix A. 8.)

Mr. Fieldsend calculates that the direct cost of growing an acre of wheat is 7*l.* 0*s.* 10*d.* in an average season, and seed corn prices in 1893 (Appendix A. 8 (*a.*)).

The five years (1889–1893) average yield and price of an acre of wheat grown on his farm is 3 quarters 3 bushels 1 peck at 30*s.* 4*d.* a quarter, making 5*l.* 3*s.* 4*d.*, and hence the loss is 1*l.* 17*s.* 6*d.* per acre.

Again Mr. Fieldsend calculates that the direct cost of growing an acre of barley is 5*l.* 11*s.* 2½*d.*

The five years (1889–1893) average yield and price of an acre of barley grown on his farm is 3 quarters 5 bushels 1 peck at 28*s.* 2*d.* a quarter, making 5*l.* 2*s.* 11¾*d.*, or a loss of 8*s.* 2¾*d.* an acre.

Mr. Fieldsend estimates on December 25th, 1894, that his yield of wheat per acre in 1894 was 3 quarters 2 bushels, and of barley 3 quarters. The wheat he has sold up to that date made 18*s.* 7¾*d.* a quarter, and barley 18*s.* Therefore an acre of wheat made 3*l.* 0*s.* 7¼*d.* The cost of cultivation was 6*l.* 18*s.* per acre, or 2*s.* 10*d.* less than in 1893 owing to the decreased price of seed. Hence the loss per acre was 3*l.* 17*s.* 4¾*d.* An acre of barley made 2*l.* 14*s.* The cost of cultivation was 5*l.* 10*s.* 0*d.*, or 1*s.* 2½*d.* less than in 1893, owing to the decreased price of seed. Hence the loss was 2*l.* 16*s.* 10*d.* per acre.

Mr. Fieldsend also works out the direct cost of growing an acre of oats at 7*l.* 3*s.* 6½*d.*, of an acre of seeds at 2*l.* 19*s.* 5½*d.*; of an acre of turnips at 6*l.* 7*s.* 1½*d.*

Mr. J. C. Bramley makes his calculation on a different system, by ascertaining the cost of growing corn crops over the series of years both when farming on the six and four course. (Appendix A. 8 (*b.*).) In the first case he works out that the loss on six years cropping, namely, fallows, oats, wheat, seeds, wheat, and barley is 17*s.* 11*d.* per acre, and the actual cost of each corn crop is 7*l.* 1*s.* 10½*d.* per acre. In the second case the loss on four years cropping, namely, fallows, barley, seeds, wheat, is 1*l.* 0*s.* 4½*d.* per acre, and the actual cost of each corn crop is 6*l.* 18*s.* 3*d.* per acre.

Mr. Bramley has also worked out his figures on the cost, the prices and the yield for the season 1894–5. The loss on the six years cropping is 2*l.* 0*s.* 3*d.* per acre, and the actual cost of each corn crop is 7*l.* 5*s.* 6*d.* per acre.

The loss on four years cropping is 2*l.* 0*s.* 6*d.* per acre, and the actual cost of each corn crop is 8*l.* per acre.

VIII.—Effects of Depression upon Landowners.

70. The effect of the depression on owners of estates is that their rentals have been greatly reduced, the freehold value of their properties has been largely decreased, both for the purpose of sale and borrowing money, the condition of their land has in many cases deteriorated, and they have at the same time been called upon to spend increasingly large sums of money on buildings and repairs, while in most cases they are now paying tithe and land tax formerly paid by the tenants. Some who have taken land in hand, especially heavy clay, or that which has been farmed out, have incurred great losses besides the loss of rent. Many of them find themselves with heavy fixed charges, with increasing demands made for expenditure on their estates, to be paid out of a greatly diminished and diminishing rental, with the prospect, if the present state of things continues, of being unable to maintain their estate expenditure, or even live upon their properties. Effect of depression upon landowners.

Mr. J. Calthorp, of Spalding, thus puts the landowners' position :—

> "They have property which has been steadily decreasing in value for 15 years. In this neighbourhood they have no sporting rights and no amenities of any kind. Hence their property must be looked at from a commercial standpoint, and they are at their wits' end to know what to do with it. If they sell now they must do so at a ruinous sacrifice. They are constantly losing rent, suffering losses by tenants failing, and their only reason for continuing is the hope that prices may rise. There are estates in Lincolnshire where little if anything goes into the owners' pockets."

And the landowners' position must not only be judged by the reductions they have given in rent, for a reduction of 40 or 50 per cent. in their gross rental often means an alarming encroachment on their private income when all outgoings and also fixed charges and interest on mortgages have been paid. In some cases there are owners of land who at this moment are drawing nothing all from their properties, and the mortgagees are taking what interest they can get, not daring to foreclose. Under such circumstances as these it is apparent that landowners in meeting their tenants fairly as regards reduction of rent and expenditure on improvements, have made enormous sacrifices and, though it may be said that these were to some extent entailed by the necessities of the case, in order to acquire or retain tenants, still farmers almost universally say that for the last 12 years they have been generously met.

One witness, referring to the landowners' position, asserted that they were never getting better interest on their money than at present, because the selling value of land has decreased more than the letting value. But this would seem rather an optimistic view of their position, and the landowners would doubtless gladly exchange it for that of 1874. Neither is it an argument which can be fairly put forward without considering the relation of rent to the selling value in the seventies. A reference to paragraphs 84–88 will show what rate of interest some of them are getting on the value of their properties.

The landowner, it is true, has an article which is extremely difficult to sell, though it still retains some letting value. But land is a drug in the market, because people dare not lay out capital, taking present rents as the basis of the amount of interest they are likely to receive, and, if they had expectations of rent remaining at the present level, a higher price could be commanded for the freehold. It is merely a question of supply and demand. Men now prefer to be occupiers instead of owners, a circumstance which goes far to prove that there cannot be much advantage in the owner's position.

71. The fall in rents since 1882 has been extensive and general throughout the county. It varies, of course, according to the nature of the soil, the situation of farms, and their size. Besides getting instances of specific reduction in rents from landowners and farmers, I always invited the latter at meetings to state the average reduction of rent in their districts (Appendix B. 2). Fall in rental value.

The reductions in North Lincolnshire have generally been greater than in the south, because in the north the bulk of the land is arable, the farms are larger, and there is generally no opportunity for altering the system of farming or market gardening as in the south.

72. At Louth it was stated that rents on large farms of from 500 to 1,000 acres, fair quality, had decreased 30 to over 50 per cent. since 1879; farms of 150 to 500 Evidence of reductions in

rent given at meetings.

acres 35 per cent., and farms up to 150 acres 30 per cent. It was also stated that the selling value of the Wold land had depreciated 75 per cent.

At Brigg the reductions on large farms of 500 to 1,000 acres, fair quality, were put at up to 40 per cent., and on bad land up to 60 per cent. or "anything you like."

At Horncastle the reductions on strong land of farms over 500 acres were put at 66 per cent., and good turnip and barley land 25 per cent. On small farms the reductions were said to vary, some only getting 10 per cent., and others as much as the big farms.

At Sleaford it was stated that the average reduction on all sized farms on good and fair land was 33 per cent., and on bad land 60 per cent.

At Spalding it was stated that the rents on small farms of from 20 to 70 acres, good land, had gone down 30 per cent. to 50 per cent.; on farms from 70 to 250 acres, good land, about 30 per cent. It was said that the reductions were rather less on those farms, because there was more competition for them owing to men not being willing to take ones of larger size. On farms of 250 acres and upwards, good land, the reductions were said to be from 30 per cent. to 40 per cent., and on bad land up to 70 per cent., "or anything the landlords or mortgagees can get."

The farmers at the Grantham Chamber of Agriculture put the average reduction on all sized farms, good and bad land, at 50 per cent. Messrs. Thompson and Sons, of Grantham, whose knowledge is extensive, write May 1894, as follows:—

> "Our experience generally is that the best farms have depreciated in the last 20 years in rental 25 per cent., the average farms 33 per cent., and the heavy clay farms from 60 to 75 per cent.; but in addition to this depreciation of rental the capital value has depreciated more in proportion, as purchasers cannot now be found for land unless they can see a return of from 5 to 5½ per cent., where formerly they were satisfied with from 3 to 3½, or at most 4 per cent."

The Lincolnshire Chamber of Agriculture put the average reductions on good land between 25 and 40 per cent., and anything from 50 per cent. and upwards on bad.

Many instances of extreme reductions of rent on clay land could be supplied, in some cases 80, or even 90 per cent., but the information already given is sufficient to show that this must be the case.*

Reductions and abatements in rent on certain properties.

73. The permanent reductions in rental between 1879 and March 1894 are as follows on certain estates. In many cases substantial abatements have been made in addition (Appendix A. 2):—

Owner.	Acreage.	Per-centage of Permanent Reductions.	Abatements between 1879–1893.
Marquis of Bristol	13,000	50	With abatements in isolated cases.
Earl of Yarborough	54,139	33	With abatements of 10 per cent. in 1892–3–4.
Earl Dysart	28,486	33	—
Earl of Ancaster	57,664	38*	An abatement of 20 per cent., July 1894.
Earl Brownlow	11,643	27	With abatements every year since 1879.
Cust Estates	16,846	33	With abatements every year since 1879.
Lord Carrington	16,980	30	With abatements.
Sir Hugh Cholmeley, Bart.	11,500	37	With abatements.
Sir W. E. Welby-Gregory, Bart.	15,200	45	With abatements of 10 or 15 per cent. or allowances of manure every year since 1879.
Sir John Thorold, Bart.	1,250	33	With abatements of 5 per cent. 1893 and 1894.
Mr. Edmund Turnor	21,000	29	With abatements.
Mr. C. C. Sibthorpe	6,549	40	With abatements.
Sir F. Astley Corbett	9,500	20	With abatements of 15 per cent. since 1887.
Mr. Sutton Nelthorpe	7,622	20	With abatements in certain years since 1879.
Mr. Vyner	15,000	40	—

* This reduction represents the difference between the gross rent in 1872 and that in 1893 (App. A. 2 (*f.*)).

* I came across several cases of clay land let at 5*s.* an acre. The Lincolnshire Agricultural Society gave an instance of a 400-acre farm let at that price throughout, and a case of a farm let for nothing for the first year to a new tenant.

The following reductions of rent on certain estates in North-east, East, South, and Mid-Lincolnshire, comprising about 25,000 acres, have been given me by the agent in May 1894* :—

No.	Per-centage of Permanent Reductions.	Abatements.
1	36	—
2	30	Also abatements.
3	25	Do.
4	20	Do.
5	51	—
6	21	—
7	21	—
8	30	—

74. I obtained from several landowners the permanent reductions made on their holdings under 100 acres. These, of course, greatly vary according to circumstances of situation and soil, the proportion of grass land being often an important factor. Reductions in rent on small farms.

Lord Ancaster gives me the reductions in rent on 20 farms, varying in size from 20 to 108 acres, the total acreage being 1,155 acres, and the grass and arable land about equal. The rents average about 24*s.* 3*d.* an acre. The reductions on the total rents of these farms since 1879 is 21½ per cent., the individual reductions varying from 5½ to 48 per cent. (Appendix A. 2 (*j*.).)

On Lord Carrington's estate the gross rent has decreased 30 per cent. since 1879, and the reductions on the holdings between 20 and 100 acres amount to 28 per cent.

The reductions on the small farms on Sir W. E. Welby-Gregory's and Sir Hugh Cholmeley's property are about the same as on the large ones, and this is also the case with Mr. Edmund Turnor's small farms, which are chiefly arable.

These instances from large estates must not however be taken to represent a general state of things throughout the county, for numbers of the small farms are owned by small people, frequently mortgaged, who have been unable to afford to reduce their rents much. A reduction of rent by this class often means the curtailment of necessities, instead of, as in the case of the more wealthy, a curtailment of luxuries.

The Annual Report by the Board of Trade (1894), under section 131 of the Bankruptcy Act, 1893, thus quotes the official receiver at Lincoln on this point: "The "official receiver at Lincoln, referring to the severe pressure upon landowners by the "calling in of mortgages, says: 'This class of landlord will let almost to anyone, pro- "'vided he obtains a rent sufficiently high to cover the interest reserved by the deed. "'The consequence is that men of little or no capital take these farms, get all they "'can out of the land, give notice to quit, then seek another sphere of operations and "'carry on the same tactics, thus ruining the land, cheating the landlord, and "'eventually finding their way into the Bankruptcy Court.'"

At the Horncastle meeting it was stated that small farms had been reduced about 10 per cent. on good land, 25 per cent. on poorer land, and up to 66 per cent. on bad land.

At the Sleaford meeting the rents on all sized farms on fair and good land were said to have been reduced 33 per cent. The Louth farmers said the reduction on farms up to 150 acres on land of fair quality was 30 per cent., and the meeting at Spalding gave the reduction on farms of 20 to 70 acres, good land, between 20 and 70 per cent.†

75. Not many leases are now in existence, but in such cases substantial reductions generally appear to have been made. A case, however, was mentioned at the meeting of the Kesteven Society, where this was said not to have been so, although this was stated as an exception. Reductions in rent to leaseholders.

* Writing in November 1894, he says: "We never received so many notices to quit as this Michaelmas. By "making permanent reductions of from 10 to 20 per cent. on the good arable land, I think we shall keep all the "good tenants on. On the strong wheat lands the prospect is much darker."

† In the neighbourhood of Boston I was shown a farm of 100 acres, which was let for 3*l.* an acre in 1870, now let for 1*l.*, or a reduction of 66⅔ per cent. In 1869, when the rent was 3*l.* an acre, a man gave 1,000*l.* premium for the end of the lease with three years to run, but he had every expectation, though no agreement, of being able to renew it.

At Brigg it was said "where there have been leases landowners have met the "tenants fairly as a rule," and evidence of a similar character was given at other meetings.

One farmer who is still on a lease, farming between 600 and 700 acres, about one-fifth arable, the greater part being good land, was paying about 1,500*l.* rent in 1882; substantial reductions have been made almost every year since, and he is now paying 600*l.* or a reduction of 60 per cent.

Four hundred acres of inferior land in the same neighbourhood belonging to the same owner, which was let on lease for 35*s.* an acre in 1879, is now let for 5*s.*, or a reduction of 85·7 per cent.

Tenants generally satisfied with reductions in rent.

76. Hard as the times have been, and are, with the Lincolnshire farmers there is very little grumbling about rent in any part of the county. The subject was seldom mentioned, unless I myself referred to it or invited discussion, and further reduction was rarely suggested as a remedy for agricultural depression. (Appendix B. 3.)

The almost unanimous expression of opinion throughout the whole county was that the landowners, and especially the larger ones, had met the tenants fairly in every way.

At Horncastle the farmers said: "There is no friction about rent; generally speak-"ing, there has been a policy of give and take between landlords and tenants." Again, at Grimsby, it was stated at the meeting: "Landlords and tenants have both been hard "hit, but we have met each other as far as we could." The Lincolnshire Agricultural Society said; "Landlords have met the tenants most fairly. There is no friction; "they are on the best of terms." It would be needless repetition to give further quotations, but the above are samples of what was said on the subject at meetings, and by the great majority of farmers I interviewed. (Appendix B. 3.) But some of the Alford farmers stated that some of the small men in the Marsh had not had their rents reduced sufficiently. It was also said by the Lincolnshire Chamber of Agriculture that where small holdings are in the hands of big landlords the rents are not unreasonable, but that they frequently are when owned by small ones. In justice to these men, however, it should be said that they not infrequently have invested hard-earned money in land, and have but little to live on except the rent they can obtain for it. There is however a class of small speculating landowners, whose money has been made in trade, who are more greedy than needy.

Many farmers say that reduction in rent is no remedy for agricultural depression, pointing out that their labour bills and cake and manure bills are as much as their rent, that their other expenses have increased, and that a 50 or 60 per cent. reduction in one item of their fixed charges, however beneficial, will not save them. At the meeting of the Kesteven Society it was stated: "The loss in the wheat crop alone is "as much as the rent." Again J. Rose, Sutton St. James (750 acres), says: "It is "not a question of rent. I lost 1,000*l.* last year, and if I had paid no rent I should "still have lost money." A number of the small farmers took the same view (Appendix B. 11.) Farmers frequently asserted that they made farming pay well when rent was 2*l.* an acre or more, and that now they cannot make it pay at 1*l.* or less, though some said that if prices continued to fall, and if no help came from the Government, the landowners were the only possible source to which they could look for help.* But there is but little doubt in some cases that that source is nearly dried up. Mr. J. S. Bond (1,100 acres), Spilsby, said that relatively the landlords are worse off than the tenants. "They have," he said, "behaved grandly. No one has any right "to complain one ha'porth of the landlords. They are the only class of men in the "country who when they make a bargain will give you anything back." The farmers at the Boston meeting said: "Many of the small squires are worse off than the "farmers, owing to fixed charges put on their land when times were good." And at the Louth meeting Mr. Porter Wilson, solicitor and agent, said: "As a large agent, "my experience is that landlords have reduced rent to the last farthing they can "stand."

But some large agents in other districts were of opinion that rents have not yet reached the lowest point, and Mr. Calthorp, of Spalding, whose experience and judgment are so widely recognised, says: "Notwithstanding the great reduction in rent,

* A small farmer on 175 acres near Bourne, who owns a small farm formerly occupied by him, but now let at 2*l.* an acre to enable him to pay his mortgage interest, says:—"I can see nothing for it but further reduction "in rent. I speak feelingly, as I have my own little property. My mortgagee is taking every penny of rent "I get from it."

" it will have to be still lower if the land is to be cultivated. In most cases here they " would not have made a profit of late if no rent had been paid. Hence they have " been living on capital. It is merely a question of time. My balance sheet has " never once been on the right side in 10 years farming my own land." But Mr. Calthorp added that if rent were further reduced he did not see how buildings, drainage, &c., could in many cases be maintained as at present. Again, Mr. Hood speaking as a landowner, at the Lincolnshire Chamber of Agriculture, said: " If the " condition of agriculture in 1893 is to be accepted as a general state of things, the " present rents are not in it."

77. It will be observed that the reductions in rent quoted by farmers at meetings, and those given by landowners from the books of their estates, have generally up to the time of my inquiry been made in fair proportion to the fall in the price of produce, and that, though there may be exceptions, farmers usually acknowledge this to be the case.

Reductions in rent usually proportionate to fall in value of gross produce.

But rent is only one of the so-called fixed charges which the farmer has to meet, and he complains that, notwithstanding the great fall in the price of everything he has to sell, the cultivation of his land costs him as much, or more, than it did when it made him a remunerative return, and that the country demands of him to pay, in the shape of rates and taxes, a higher contribution in proportion to the value of his produce.

" Our industry," say the farmers, " for good or for evil was sacrificed to give the " people of this country cheap food. This has been done solely at the expense of the " landowner and the farmer. The country has taken all from us, and has given us " nothing in return. Worse still it taxes our land, no longer profitable, and some " even cast our poverty in our teeth and upbraid us for not so efficiently cultivating " our land, the produce of which they refuse to buy."

In the farmers' accounts in Appendix A. 1. the amount of rent paid is not distinguished from the rates and taxes, except in three cases. In one of these extra grass keeping has been taken in certain years, and so the actual reductions cannot be traced, but it is now only about 14*s.* an acre situated near Lincoln. But in the case of the other two farms, both in the hands of representative men, Farm A. (474 acres) and Farm E. (1,200 acres), the rent of Farm A. in the year 1883–1884 represented 22·6 per cent. of the value of the produce sold off the farm, and in 1893–1894, 20·6 per cent.; while the rent of Farm E. in 1884–1885 represented 37·2 per cent. of the gross produce and in 1893–1894 37·7 per cent.

Another farmer on nearly 2,000 acres sends me his gross receipts in 1880–1881 at 8,132*l.* and in 1892–1893 at 6,529*l.* His rent represented 34·6 per cent. of the former sum and 34·4 per cent. of the latter.

These figures show that the landowners are not receiving more of the share of the gross produce than they were, and the figures given in paragraph 79 go to show they are now receiving less for their land than they have ever done, without considering the capital expenditure upon it.

78. It is very generally stated, however, by farmers that reductions were not made soon enough, and that between the disastrous period of 1879 and 1882 the majority of landowners did not make adequate reductions, and that in consequence a large number of tenants left their farms, while others lost a large amount of capital, which has consequently crippled them considerably since. In Appendix B. 3 it will be observed that this is the general opinion of the farmers.

A complaint that rent was not reduced soon enough. Landowners and farmers' views.

This does not, however, apply to all landowners, for some made permanent reductions in 1878, and a good many made abatements of from 5 to 20 per cent. from 1879 to 1882. In the latter year permanent reductions became general, and they have been increasing in magnitude ever since. From that date the great majority of tenants express themselves satisfied with the way in which landlords have met them.

It is but fair to the landowners to say that the farmers generally recognise that they were not actuated by motives which were unduly selfish and harsh by not reducing rents in a proportionate degree to the farmers' losses between 1879 and 1882, but they rather say that, as events have since turned out, it would have been better for them and for the landlords if the reduction had taken place earlier.

The grave losses of 1879 were chiefly due to the season, and, although seasons had been bad since 1874, and prices slightly declining, still there was no fall in the prices of stock and wool, and, up to that period, it cannot be said there was any serious cause for alarm. It therefore is apparent that, until prices began to seriously decline, landlords refrained as far as possible from depreciating the freehold value of their properties

by permanently reducing their rent, when better seasons might, as far as they knew then, put a very different aspect on the agricultural outlook.

Thus Mr. J. S. Bond, who farms 1,400 acres near Spilsby, says: "I think they did "not appreciate in time that the depression would be permanent." The farmers at the Grimsby meeting said: "Rents were not reduced in time. Landlords did not "believe the depression would be permanent."

Also Major Higgins, of Alford, who is both an agent and the tenant of a farm, referring to this subject, says:—

"You can't blame landlords for not having the gift of prophecy to know that when the depression was setting in it would be permanent. Also tenants in many cases did not reduce their expenditure for the same reason."

Again, Mr. Gilpin Brown, agent to Mr. Chaplin, says:—

"The tenants did not appreciate any more than the landlords that the depression would be permanent."

Rents per acre on certain properties at different periods of the century.

79. I have obtained from the following estates the rents paid per acre before the very prosperous times between 1854 and 1874, at their highest point between 1854 and 1874, and in the years 1893 and 1894.

It will be observed that in each instance the rents in the third period are lower than in the first, notwithstanding the fortunes which have been spent on their permanent improvement in the interval.

Sir John Thorold.		Mr. Edmund Turnor.		Earl of Yarborough.	
Year.	Rent per Acre.	Year.	Rent per Acre.	Year.	Rent per Acre.
1820 -	24*s.* 10*d.*	1840 -	21*s.* 3*d.*	1854 -	25*s.* 10*d.*
1878 -	31*s.*	1877 -	28*s.* 8*d.*	1870 -	28*s.* 9*d.*
1893 -	23*s.* 5*d.*	1893 -	19*s.* 2*d.*	1894 -	19*s.* 3*d.*

The Marquis of Bristol.		Earl Brownlow and the Cust Estates.		Sir F. Astley Corbett.	
Year.	Rent per Acre.	Year.	Rent per Acre.	Year.	Rent per Acre.
1850 -	27*s.*	1835 -	26*s.*	1850 -	29*s.* 3*d.*
1870 -	31*s.*	1870 -	31*s.* 4*d.*	1878 -	35*s.* 4*d.*
1894 -	19*s.* 6*d.*	1893 -	22*s.* 2*d.*	1894 -	23*s.* 4*d.*

Rent on a sliding scale.

80. One large farmer I met started paying his rent, and also his labourers, on a scale according to the price of wheat and barley, but he found subsequently that the reduction in rent was not sufficient for him, and that the reduction in the labourers' wages was too much for them.

The following arrangement was made. At the time of entry wheat and barley averaged 34*s.* a quarter, and the rent was fixed at 800*l.* a year. If prices fell below 34*s.*, and not exceeding 30*s.*, rent was to be 50*l.* less; if below 30*s.*, and not exceeding 26*s.*, another 50*l.* less, and so on. On the other hand, if prices rose, rent was to rise on the same system.

Labourers' weekly wages were fixed at 12*s.* when rent was 800*l.* a year, and were to rise or fall 3*d.* a week as the rent increased or decreased by 50*l.*

But when wheat and barley averaged 26*s.* a quarter, the farmer found that 100*l.* was not a sufficient reduction, and the labourers would not be paid wages below the current rate.

Tithe.

81. The subject of tithe was seldom referred to in Lincolnshire. This is partly because the landlords have nearly all taken the whole burden of tithe on their shoulders and pay it themselves, without asking the tenants to contribute any part of it, and partly because the burden is not so great as in some of the neighbouring corn-growing counties. On the estates of Lord Bristol, Lord Yarborough, Lord Brownlow, Lord Ancaster, Sir Hugh Cholmeley, Sir John Thorold, Mr. Sibthorpe, Mr. Edmund Turnor, Sir W. E. Welby-Gregory, tithe was always paid by the landlord before the last Tithe Act, and I understand this was the practice on a number of other properties. Every farmer to whom I have sent a return asking him how much tithe he pays states that his landlord is now paying it.

The amount of tithe per acre under crop paid in this county is only 1*s.* 7¾*d.*, while in the neighbouring counties of Norfolk and Suffolk it is over 5*s.*

A few of the small owners referred to the payment of the tithe as an additional burden they had to bear, but they seldom mentioned this unless I first referred to it, their chief grievance being the payment of rates, a subject on which they spoke very strongly.

82. I will now deal with the expenditure of owners on their estates, and the decrease in their net incomes. No comparison can of course be made between the figures given because questions of difference in soil, and whether properties were rented high or low, or were in good repair, before the depression would have to be considered. Expenditure by landowners on their estates.

The following expenditure solely on buildings, permanent improvements, and repairs, has taken place on certain properties between 1879 and January 1st, 1894, inclusive, and no interest has been charged to the tenants thereon.

Name.	Acreage.	Permanent Improvements.	Repairs.	Miscellaneous Expenditure on Improvements.	Total.
		£ *s.* *d.*	£ *s.* *d.*	£	£ *s.* *d.*
Earl of Yarborough	54,139	55,196 0 0	43,195 0 0	*12,238	110,629 0 0
Marquis of Bristol	13,000	14,047 0 0	16,674 0 0	—	30,701 0 0
†Earl Brownlow (since 1877)	11,643	83,214 11 3½ (includes repairs).	—	—	83,214 11 3½
†Cust Estates (since 1877)	16,843	93,034 0 2½ (includes repairs).	—	—	93,034 0 2½
Lord Carrington	9,534	16,980 0 0 (includes repairs).	—	—	16,980 0 0
Sir W. E. Welby-Gregory	15,200	22,571 2 6	8,600 16 0	—	31,171 18 6‡
Mr. Edmund Turnor	21,000	22,505 12 5	19,500 19 9	—	42,006 12 2
Mr. Sibthorpe	6,549	8,881 0 0	2,836 0 0	—	11,717 0 0
Mr. Vyner	15,000	23,748 0 0§	Repairs in addition.	—	23,748 0 0 (repairs in addition).

* This sum only represents expenditure on agricultural property. Total expenditure on the improvements on the property since 1850 = 253,037*l.*

† Total expenditure on repairs and improvements on both estates since 1836 = 422,066*l.* 3*s.* 9*d.*

‡ These figures do not include money spent on cottage repairs, nor building new ones, nor on repairing schools, or building new ones.

§ Interest at 5 per cent. was charged on a very small portion of this for a short time only.

83. A reference to Appendix A. 2 will show the expenditure on permanent improvements and repairs year by year since 1879. It will be observed that the expenditure has been fully maintained, and in some cases increased. Where this occurs with largely diminished rentals the outgoings now come to a very much larger proportion of the gross rent than formerly, as shown in the case of the Earl of Ancaster, the Earl of Yarborough, Earl Brownlow, and Mr. Edmund Turnor. Expenditure has been fully maintained.

84. On the Earl of Ancaster's property 53,993 acres, part of which extends into Rutland, Derbyshire, and Huntingdonshire, there has been the following expenditure from 1872–1893:— Expenditure on the Earl of Ancaster's estates.

	£ *s.* *d.*
New buildings *	359,366 2 0
Repairs, fences, insurance	277,608 2 4
Drainage, allowance for grass seeds, and improvements	31,441 1 6
Drainage and embankment rates	20,781 14 2
Tithe paid by owner	63,409 17 7
Land tax	48,203 15 7
Local rates paid by owner	20,783 5 0
Miscellaneous outgoings	174,512 18 11
Management expenses	43,444 18 3
	1,039,551 15 4

* Nothing has been charged for materials of timber, freestone, or lime used for the estate, or for bricks or tiles made on the property, except for labour. The value of this considerably exceeds the up keep of two mansions, which is included in the above figures.

The total gross rent received during this period, without deducting income tax, was 1,565,213*l.* 16*s.* 7*d.* Thus the total expenditure of the estate from 1872 to 1893 represented 66 · 4 per cent. of the gross rent received during that period. If the cost of buildings is deducted, the other outgoings were 43 · 4 per cent. of the gross rent received. In 1872 it was 49 · 7 per cent., and in 1893, 72 · 9 per cent.

Now the income derived from the estate in 1893, after payment of outgoings, was 27,622*l.* 4*s.* 3*d.* From this sum must further be deducted 13,227*l.* 16*s.* 2*d.*, the money spent on new buildings, drainage, and allowance for grass seeds, so that the actual net income was 14,394*l.* 8*s.* 1*d.*

The gross rent received in 1893 represented 8 · 0 per cent. on the sums spent between 1872 and 1893 on new buildings, drainage, repairs, fences, and grass seeds, and the actual net income represented 2 · 2 per cent. on that expenditure and 4 · 0 per cent. on the money expended on new buildings only between 1872 and 1893, without taking repairs into account.

Thus no interest whatever is now obtained on the present capital value of the land and timber, or on the buildings which were erected before 1872.

In addition to the outgoings referred to are income tax, pensions, allowances, subscriptions, and donations, which amount to a considerable sum on a large property. It is astonishing to find what large sums are thus annually expended by owners of estates. I have never heard that any other class of private employers provide so liberally for their employés in sickness or old age.

It will be seen in paragraph 91, that notwithstanding this enormous expenditure on estate improvements, Lord Ancaster has 7,000 acres of land in hand. Naturally the farms with the poorest soil are unlet, and in proof of this Lord Ancaster, who has spared no money or trouble, has lost a very large sum of money by farming an average of 5,119 acres in the last 17 years, which have been thrown on his hands.

Expenditure on Mr. Edmund Turnor's estate.

85. Summary of expenditure and receipts on Mr. Edmund Turnor's property (21,000 acres) in 1877–1878 and 1893–1894:—

Receipts and Outgoings.	1877–1878.	1893–1894.
	£	£
Rent received	28,693	15,692
Miscellaneous receipts (mainly wood)*	1,498	695
Gross receipts	30,191	16,387
Less estate outgoings†	8,864	7,633
Net rental	21,327	8,754
Per-centage of outgoings on gross receipts	29·3 per cent.	46·5 per cent.
Per-centage of decrease in net rental	——	59 per cent.

* The value of most wood has decreased. Oak bark has dropped from 5*l.* 5*s.* to nearly 3*l.* a ton.

† In addition the improvement rentcharges for money borrowed from the Land Improvement Company were 3,580*l.* in 1878 and 1,759*l.* in 1893.

The figures show a decrease in the gross rental of 45 · 7 per cent., and in the net rental of 59 per cent., and that the outgoings in the first period represented 29 per cent. of the gross rental and in the latter 46 · 5 per cent.

Expenditure on the Earl of Yarboroguh's estate.

86. On the Earl of Yarborough's property the sum of 253,037*l.* has been spent on improvements and repairs since 1850. The net income in 1893 represented 5 · 4 per cent. on this expenditure. Between January 1879 and 1894 98,391*l.* has been spent on improvements and repairs, in addition to which a sum of 7,873*l.* has been spent since 1866 on miscellaneous improvements.

Besides this expenditure considerable sums have been spent in the repair of churches and schools, and the donation and pension list is large.

Expenditure on the Earl of Brownlow's estate.

87. Again on the Earl of Brownlow's and the Cust estates (28,186 acres) the sum of 422,066*l.* 3*s.* 9*d.* has been spent between the years 1836 and 1893 inclusive, on permanent improvements and repairs. Of this sum 176,218*l.* 11*s.* 6*d.* has been spent between January 1877 and 1894.

The gross rent of this estate in 1893, without deducting allowances made to tenants that year, represented 8 per cent. on the sum of 422,066*l.* 3*s.* 9*d.*, and the net income

derived from the estate in that year, without deducting cost of management, charities, certain incidental expenses or income tax, represented 5 per cent. on that sum.*

Cheap land procurable, but the provision of good buildings not a remunerative investment.

88. It would therefore appear that the question of providing *land* for the people does not present so serious a difficulty, for these large owners are letting it at a rental which represents little or no interest at all on even its present value, but it may be fairly asked who will be found in the future, either among private owners or public bodies, to invest large sums on buildings and developments, when the rate of interest obtainable on such outlay does not command what would be considered even a moderate return from an ordinary business standpoint. And these cases quoted above serve further to demonstrate how essential it is for the future prosperity of agriculture that every encouragement should be given to owners of property and capitalists both to retain and invest capital in the land.†

Reduction in certain landowners' net incomes.

89. The net incomes of certain landowners have decreased between 1879 and 1893 as follows, and from these reduced incomes have to come the same fixed family charges and interest on mortgages, if any:—

Name.	Reduction per Cent.	No. of Acres of Land in hand.
The Earl of Yarborough	28	250
Earl Brownlow	33	466
The Marquis of Bristol	47	None.
Earl Dysart	40	3,212
The Earl of Ancaster	67½*	7,000
Lord Carrington	35	None.
Sir H. Cholmeley	67	1,800
Sir John Thorold	58	2,716
Sir W. E. Welby-Gregory	55	None.
Mr. Edmund Turnor	59	3,623
Mr. Sibthorpe	41	None.

* Note.—This reduction is since 1875.

Land on owners' hands.

90. On the whole there are not a great number of farms on the owners' hands, and not so many as there were five or six years ago because many of them have preferred to let them at any rent, however low, rather than farm themselves. A reference to Appendix B. 15 (*c.*) will show the number of farms on some of the principal landowners' hands. Taking 11 of these estates, representing in all 160,208 acres, there are only 3 out of 114 farms in hand, amounting to 1,147 acres, or ·78 per cent. of the total acreage.

But taking the six estates of a total of 174,636 acres, which as far as I can ascertain have the most land in hand in the county with one or two exceptions, there are 27,690 acres in hand, comprising chiefly large farms seldom under 200 acres. For instance the 14 farms in hand on Lord Ancaster's property average 500 acres; the six farms on Lord Dysart's property, 535 acres; the five farms on Sir H. Cholmeley's property, 380 acres; and the seven farms on Mr. Edmund Turnor's property, 517 acres. Further, farms which are unlet are frequently the worst land for which it is difficult to find a tenant at any price, though there are cases where landowners consider it more profitable to take land in hand than to reduce rent below a certain point.

Results of landowners farming their own land.

91. From what I was able to gather, landowners do not appear to have found farming their own land a remunerative business, and this indeed has generally proved to be the case from the fact mentioned in the previous paragraph, that they have let a good deal of what they had on hand rather than farm it. In some cases where owners have had farms run down they have taken the land in hand for a time, for the purpose of improving it before reletting, in order either to command a higher rental or to attract a tenant.

It appears to be generally acknowledged that landlords, farming land through bailiffs or foremen, cannot carry on their operations so economically as a farmer would,

* In 1887 the outgoings on these estates (exclusive of management, charities, and the incidental expenses) were 36 per cent. of the gross rental, and in 1893, 39 per cent.

† Mr. Campbell, agent to Sir F. Astley Corbett, sends me particulars of a 60 acre farm, all grass, which cost 100*l.* an acre; the net income derived from this farm in 1893, deducting drainage, rates and income tax, represented ½ per cent. on the outlay, and the tenant is now asking for new buildings.

because there is not that personal attention which the farmer gives to economy in the various departments, both as regards spending and purchasing, or in the management and remuneration of labour.

Further it must be borne in mind that landowners usually have the worst land thrown on their hands, and frequently after a tenant has farmed it out and left it in a thoroughly bad state.*

In Appendix A. 1 (D.) the accounts of a landowner farming his own land are given. The farm is in the Middle Marsh in North-east Lincolnshire, comprising 260 acres, of which 140 acres are arable, the soil being moderately heavy clay. The accounts show a loss of 1,107*l.* 19*s.* 2½*d.* in the 14 years between 1879 and 1892, or an average annual loss of 79*l.* 2*s.* 9½*d.*, but in this case very little has been allowed for reduction in the rent, which seems rather a high one (about 30*s.*), and if 25 per cent. had been deducted since 1882, there would hardly have been a loss, though no interest would have been obtained during these years on the capital employed.

Taking Account G. (Appendix A. 1) of a turnip and barley farm in the Grantham Union of 454 acres, of which 72 are grass, the accounts for the five years commencing Lady Day 1889, show a profit of 198*l.* 13*s.* 2*d.*, or an average profit of 39*l.* 14*s.* 7½*d.*, or 1 · 39 per cent. on the average capital employed, but without charging any interest on capital.

This farm was taken in hand by the owner Lady Day, 1889. In this case the cost of labour, feeding stuffs, and manure has remained fairly stationary. But the rates have steadily increased from 24*l.* 13*s.* 3*d.* in 1889–1890 to 41*l.* 5*s.* in 1893–1894. Rent is charged at about 15*s.* an acre.

Again taking Account H. (Appendix A. 1), belonging to the same owner, of a 706 acre farm, of which 474 acres are plough and 232 acres grass, the soil being clay on 595 acres, and 111 acres being turnip and barley land, the accounts show a loss of 2,197*l.* 3*s.* in the five years commencing Lady Day, 1889, or a loss of 13 · 01 per cent. on the average capital employed in these five years, without allowing for any interest. In this case a rent of 14*s.* 3*d.* an acre is charged since 1889, which seems a very moderate one.

This farm was taken in hand Lady Day, 1889. Expenditure on labour and feeding stuffs has been fully maintained. The rates increased from 54*l.* 11*s.* 11*d.* in 1889–1890 to 73*l.* 4*s.* 2*d.* in 1893–1894.† Rent has been charged at about 14*s.* an acre.

Again in Account Q. (Appendix A. 1) on a farm of 150 acres, 100 arable and 50 pasture, 50*l.* 12*s.* 8*d.* was lost in the two years 1891–1892 and 1892–1893, without charging interest on capital.

The Earl of Ancaster has been farming on an average 5,119 acres since 1876. The largest acreage he farmed in these years is 8,575 and the smallest 944. As the following statement of account shows he has lost 54,325*l.* 0*s.* 4*d.* by farming since 1876, without charging any interest on capital invested. This represents an average loss of 3,195*l.* 11*s.* 9*d.* a year, an average annual loss of 12*s.* 5½*d.* on every acre he has farmed for 17 years.

Dr.	£	*s.*	*d.*	*Cr.*	£	*s.*	*d.*
To total amount of cash advanced by the Earl of Ancaster, from 1876 to April 6, 1893	63,023	6	9	By amount of cash repaid to the Earl of Ancaster	13,706	1	1
Total amount of rent due from the farms from 1876 to 1893	60,076	5	2	Amount of rent paid by the farms	26,325	8	1
				Estimated value of live and dead stock, and tenant-right on 2,542½ acres of arable land	28,743	2	4
				By estimated total loss on farms from 1876 to 6th April 1893	54,325	0	5
	123,099	11	11		123,099	11	11

Not much difficulty in

92. There did not appear at the time of my visit in April and May to be much difficulty in letting farms of a moderate size at present rents where the land is not

* Writing in November 1894, Lord Ancaster informs me that, owing to the death of a tenant he has had a farm of 1,222 acres thrown on his hands. This land became a large farm, because no one else but the late tenant could be found to take it. Two tenants will now take parts of 375 and 80 acres. All the rest, which is poor land, Lord Ancaster will have to farm.

† On two other farms belonging to the same owner the rates in one case were 37*l.* 0*s.* 8*d.* in 1889–90 and 50*l.* 19*s.* 1*d.* in 1893–94, and in the other case were 95*l.* 5*s.* 1*d.* the former year and 137*l.* 7*s.* 9*d.* the latter.

heavy, but tenants were not easy to find for the larger ones. (Appendix B. 15 (*e*) (*f*).) letting farms of a moderate size.

Mr. George Hervey, agent to the Marquis of Bristol; Mr. C. W. Tindall, agent to the Earl of Yarborough; Mr. Carter Jonas, agent to Lord Carrington; Mr. Sibthorpe, Captain Pretyman, Captain Moreland Hutton, Mr. Thorold, Mr. Walker, agent to the Revesby estates; and Mr. Saul, of Bourne, say they find no difficulty in letting farms at present rents. But landowners with clay land give contrary evidence, while others state that substantial tenants are now scarce.*

Speaking of the Brocklesby estate, Mr. C. W. Tindall says :—

> "We have never had any land on our hands. People are most anxious to come here as they get absolute security and good buildings. I have known men let farms belonging to them in order to get under Lord Yarborough. A 200 to 300 acre farm is easiest to let, but there is no difficulty about letting a turnip and barley farm of any size where sheep can be wintered."

An agent gave me an instance of two men offering 1,000*l.* to a tenant on an estate in North Lincolnshire to leave a farm in 1893, and a farmer told me himself that he had given a tenant 500*l.* two or three years ago to vacate his farm.

I hardly like to quote these very exceptional cases lest it should give the impression that farming in Lincolnshire must still be a remunerative business. In the latter instance the farmer was very anxious to get a farm in a particular neighbourhood, and at the time there were none to let.

Also Mr. Higgins, land agent at Alford, says :—

> "On an estate where a man can get improvements done and a comfortable house, you can let farms yet."

Mr. Higgins finds it easiest to let farms of from 200 to 300 acres, and the most difficult those of from 100 to 200 acres, because they are too large for foremen or labourers to take, and not large enough for men with capital or gentlemen farmers. Other witnesses have had the same experience as Mr. Higgins.

The reason why it is still comparatively easy to let farms of 200 to 300 or 400 acres is, that it is difficult to find farmers with sufficient capital to take larger ones, while those with capital will not risk the whole of it in land at present prices, and, further, many men, who have lost money on big farms, have got out of them and taken smaller ones.

Farms from 50 to 60 acres are in demand, and tenants are nearly always forthcoming, as these are the sizes on which a foreman usually embarks.

The Lincolnshire Chamber of Agriculture stated that there are quite as many applicants for small farms as formerly.

For small holdings up to about 50 acres on good soil suitable for market gardening, and in a good situation near a market town, there is sometimes considerable competition, and it is said that if a man leaves, because he cannot make both ends meet, the same rent can frequently be obtained.

93. Speaking generally, present rents are very fairly well paid, and there are not many arrears. I have had the opportunity of seeing the books on some large estates, and the arrears are little or nothing. In one or two cases they accumulated some years ago, and most of them have been wiped off as bad debts. Arrears of rent.

Mr. Charles Scorer, of Lincoln, a solicitor with a very extensive practice connected with estates in various parts of the county, says :—

> "You may take it there are very few arrears indeed."

Lord Ancaster, Mr. Walter Martin, of Wainfleet; Major Higgins, of Alford; and Mr. Gilpin Brown, agent to Mr. Chaplin, give the same evidence.

94. The decrease in the freehold value of land has been very large indeed throughout the county, partly because people are afraid to speculate in it when agricultural prices are falling, and partly because neither landowners, farmers, nor manufacturers, have as much money since the agricultural and commercial depression. Decrease in the freehold value of land.

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* Mr. Lucas Calcraft, agent to Mr. Vyner, states he finds a difficulty in letting farms. Also at a meeting at Spalding it was said they were not easy to let now, but that there was some competition for those of a moderate acreage, particularly of that size which a man can work with the aid of his family.

Leading auctioneers, agents, and valuers stated freely that land was a drug in the market, and that there were no buyers.

Several gentlemen, including landowners, agents, and farmers, were of opinion that this is partly due to the feeling of insecurity on the part of the public, caused both by the compulsory powers already given to local authorities for the purchase of land, and also to the fear that other legislation injurious to owners might be proposed. However, this was said to be unfounded by others, who state the real reason to be that people are afraid to invest in land because they believe rents may still further fall.

It is difficult to give a general average of the fall in land values, as heavy clay land is practically unsaleable, and might go for almost a nominal sum. Mr. Richard Hall, of Lincoln, land auctioneer, puts the average fall in the price of land since 1874 as, at least, 50 per cent., so it can be imagined that heavy and inferior land has decreased enormously in value.*

Mr. F. C. Hett, solicitor, writes from Brigg as follows:—

> "Rents of farms have come down half and sometimes more in 20 years. The depreciation of agricultural land in North Lincolnshire has been steady since 1877 when I became a partner in my firm at Brigg, and is, in my opinion, going on still, for, although land will let now (at some price) which a few years ago would not let at all, it is most difficult to effect sales."

Witnesses in other districts put the figure higher, and about 65 per cent. was often quoted.

I have given examples of recent sales in different parts of the county of farms on various soils, and it will be seen in some cases that, even on moderate sized or small farms, the loss is frequently over 60 per cent., and in some cases more, while there are instances where mortgagees have lost over 60 per cent. of their money. (Appendix B. 4.)

These are not isolated cases picked out as the worst specimens, but have chiefly been given me by such well-known gentlemen as Mr. R. Hall, of Lincoln; Mr. Atter, of Stamford; Mr. J. Calthorp, of Spalding; Mr. Charles Scorer, of Lincoln; Mr. Hett, of Brigg; Mr. Porter Wilson, of Louth; and Messrs. Thompson, of Grantham, who assure me that many other similar instances could be furnished.

One of these instances is 125 acres of strong clay wheat-growing land at Gainthorpe, bought in 1856 for 7,800*l.*, and sold by the mortgagees in 1894 for 1,560*l.*, or a decrease of 80 per cent.

A farm of 300 acres at Spalding, all arable, black peat or clay, and fair quality, bought in 1876 for 19,000*l.*, 12,000*l.* being left on mortgage. No offers by buyers in 1894 at 7,000*l.*, and no offers by tenants at 15*s.* an acre. Now farmed by mortgagees.

A good black peat farm at Spalding of 100 acres, bought by auction 18 years ago for 65*l.* an acre, sold in 1894 for 23*l.* an acre, or a loss of nearly 65 per cent.

A farm of 461 acres, purchased in 1885 for 30,000*l.*, leaving 16,000*l.* on mortgage, sold in 1892 for 6,000*l.*, or a decrease of 80 per cent., and a loss to the mortgagees of over 62 per cent. of their money.

Five acres, one rood, of good fen land, no buildings, bought in 1871 for 540*l.*, and 400*l.* left on mortgage, sold in 1893 for 165*l.*, or a decrease of 69 per cent., and a loss to the mortgagees of about 59 per cent. of their money.

Eight-five acres near Lincoln, bought in 1858 for 4,505*l.*, and 2,550*l.* left on mortgage, sold in 1893 for 850*l.*, or a decrease of 81 per cent., and a loss to the mortgagees of 66 per cent.

In the district of Brigg 224 acres, very good land, purchased in 1871 for 16,005*l.*, sold in 1894 by trustees of will, with four extra acres, for 8,470*l.*, or a decrease of over 47 per cent.

In the same neighbourhood 245 acres of average land, rather heavy, was bought in 1859 for 11,900*l.*, and sold by trustee of will in 1890 for 4,950*l.*, or a decrease of over 58 per cent.

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* *See also* Mr. Thompson under reduction of rent (par. 72), who states that during the last 20 years the rentals of the best farms have depreciated 25 per cent., of the average farms 33 per cent., and of the heavy clay farms 60 to 75 per cent., and that the capital value has depreciated more in proportion.

At Kirton 110 acres of good alluvial soil, bought in 1870 for 8,160*l.*, no land tax or drainage tax, offered for sale in 1887 with a reserve of 5,000*l.*; no bidders. Offered again 1891; reserve price, 4,000*l.*; highest bid, 3,000*l.* Let now at 150*l.* a year, or 1·8 per cent. on the purchase money.

A farm of 85 acres at Foston, of moderately strong loam, with good farmhouse and buildings, bought for 5,100*l.* in 1873, sold by mortgagee in 1891 for 3,000*l.*, or a decrease of over 41 per cent.

A farm of 118 acres at Blankney Dales, bought in 1877 for 7,700*l.*, present price 3,500*l.*, or a reduction of over 54 per cent.

A farm at Eagle of 26 acres, purchased over 20 years ago for 1,250*l.*, and mortgaged for 750*l.*, sold in 1894 for 500*l.*, a loss of over 60 per cent. on the original purchase money, and a loss to the mortgagee of over 33 per cent.

A farm of 150 acres near Beesby, of strong clay. 6,000*l.* was refused at auction in 1878, sold by auction in 1894 for 2,050*l.*, or a reduction of over 65 per cent.

A farm at Nettleham, of 242 acres, bought in 1875 for 16,000*l.*, leaving 10,000*l.* on mortgage; mortgagees foreclosed in 1894, and sold for 10,000*l.*, or a loss of over 37 per cent.

A farm of 92 acres at Whaplode, original price 7,800*l.*, mortgaged for 5,000*l.*; recently offered for sale by mortgagee, and the highest bid was 3,600*l.*, or over 53 per cent. less than the original price, and 28 per cent. less than the money advanced by the mortgagees. (*See* further instances, Appendix B. 4.)

IX.—Effect of the Depression upon Farmers.

Effect of depression upon the yeoman farmers.

95. The yeoman farmer, who in the good times bought a farm at double its present value, is usually in a worse plight than a tenant, because a large proportion of the purchase money was frequently left on mortgage, and the rate of interest paid now represents a considerably larger sum than the land would be worth to rent. Not unfrequently family money was put into such farms, being considered a remunerative and safe investment, and also because it was a source of pleasure and pride to assist one of their members into a position of independence, to which at the same time certain social advantages were attached.

Many of such men have already sunk, overwhelmed by the burden of interest they had to pay. A number of this class were the first to go when the bad times began, and they were quickly followed by a large number of tenants between the years 1879 and 1883.

But the position of these men is not only worse than tenants, because they are paying a higher rent in the shape of interest, but because to the land they have bought they are irrevocably bound, for they cannot sell it without going out as ruined men, and they cannot let it for a sufficient rent to pay the interest on their mortgages.

A witness, who rents some 2,000 acres and owns 800 acres in North Lincolnshire, bought his land in the seventies at 54*l.* an acre. As soon as he bought it he was offered 20,000*l.* for his bargain or an additional 25*l.* an acre, which he refused. Tithe on the property was then 350*l.*, and there was also land tax. He now could not find a purchaser and says: "I am worse off as an owner than an occupier."

With the position of the small freeholder, who works his own land with the help of his family, I have dealt in paragraph 109.

Effect of the depression upon tenant farmers.

96. Between 1879 and 1883 a large number of farmers left their farms, and there were more changes at that period than there have been since, though in some districts a considerable number took place in 1893.

It is said that this was in a great measure due to rents not being reduced sufficiently at this crisis of disastrous seasons and falling prices. No doubt many landlords little thought that the depression would be permanent, and they were willing at that time to run the risk of farming the land themselves if they did not happen to hear of an immediate tenant at the old rent. But there were also other reasons for these changes in tenancies, and other influences at work. Some farmers after two or three bad seasons preferred to get their capital out of farming altogether than run the risk of losing more; others left large farms for smaller ones, because they had lost capital, and desired to narrow their responsibilities; while others, who had neither the industry, the ability, nor the economical habits, to stand the ordeal of difficult times, went to the wall. In the Annual Report (1894) by the Board of Trade, under section 131 of the Bankruptcy Act, 1883, the Official Receiver at Swindon, Wiltshire, referring to that district, reports: "The slackness and nervelessness of a large number of farmers

" is one of the elements of failure. The farmer of to-day is not the prompt, active, " energetic, early rising man his ancestors were, out and superintending and oversee- " ing, and, often as occasion requires, assisting in the work of the farm. And still in " downward tendency, the sons are frequently more inert than their father."

Now as far as Lincolnshire is concerned the evidence goes to show that quite the contrary is the case. It is said that the men of the class referred to by the Official Receiver at Swindon have disappeared, and that those who remain are facing the crisis by putting forward all their energy and ability to avert disaster with a pluck which commands admiration. The practical proof of this assertion is that most of the land which is worth cultivating is still splendidly farmed. Neither are the sons behind their fathers, in fact several witnesses, including Mr. Vergette, of Peterborough, and Mr. Dean, of Dowsby, considered the younger men, who had not had the experience of the luxuries of the more prosperous times, were holding their own best.

Changes in tenancies since depression.

97. In Appendix B. 15 (*i.*) is given the proportion of changes on certain properties since 1879. In these cases they do not appear to have been numerous, but on those properties where there are large areas of land on the owners' hands a considerable percentage of tenants must have gone, notwithstanding that it is the large farms which have been left vacant.

Farmers dare not give up for fear of losing their capital.

98. Many farmers have told me that they would give up to-morrow if they could see their way to get a reasonable amount of their capital back, but that they dare not leave at present prices and go out with their valuation worth half what it was when they entered, in addition to the loss of other capital.

In many cases, however, men stay on because they have been brought up to no other occupation, and the prospect of having to live on a very small income with nothing to do induces them to keep on their farms. On this point Major Higgins, of Alford, says: " If a farmer on 500 acres were to give up and realise all his stock-in-trade he " would only have the current rate of interest in ordinary securities to subsist on. " He would also give up his social position and have nothing to do. To go therefore " is death to him."

Some effects of the depression on farmers.

99. Generally speaking the effect of the depression on all farmers has been to seriously cripple their resources. This means that in many cases their hard-earned and hard-saved money has greatly diminished, or entirely disappeared, and in many instances they have been so seriously hampered that it is with difficulty they can find the money to pay for labour, manure, feeding stuffs, and stock, and thus properly and efficiently carry on their business. They are getting little or no interest on their money invested in the soil; they have now to considerably alter their style of living; their credit is not so good at banks; they can save no money, and therefore cannot put their sons on to farms, or start them with advantage in other walks of life, and they have no prospect of buying land, which was the ambition of so many in the better times.

Farmers' credit. Evidence of merchants and tradesmen.

100. All the seed and cake merchants state that farmers require far longer credit now. One of them in a large way of business said the middle-sized and small farmers take two or three years' credit now when they formerly used to pay directly the account was sent in. It is said that tradesmen now look to getting their money after the fairs and harvest, these being the only times when farmers have ready money.

In the spring of 1894 year I happened to be at the office of a well-known seed merchant, when a farmer on a large holding came to see him. After he had gone the merchant said: " That man came to say he could not pay me for his last year's seed " bill, and to ask me to let him have credit for this year's seeds or he could not sow " his land."

It is obvious that in certain cases it is a disadvantge to a farmer to be in debt and in the hands of those with whom he deals, instead of being in an independent position and absolutely free to bargain, both as to the price and quality of the goods he buys. Besides which he now has to pay credit price instead of cash price, which makes a considerable difference on large accounts. It was asserted that since the banks will not now advance money as formerly, or allow large overdrafts, that, in consequence, greater demands have been made on merchants and tradesmen to give credit.

In one district a farmer, who was also a rate and tax collector, said: " This year " has been the worst for getting rates and taxes in. The small men especially have " not been able to pay up."

Critical position of the farmers in May 1894.

101. I should describe the present position of the large majority of farmers as a very critical one, there being in most cases no margin of capital left to meet a bad year or any abnormal losses. Here and there a large farmer has a private income independent of farming, or a celebrated flock of sheep or herd of cattle, for which fancy prices can be obtained from breeders in England or abroad, or a man may make a lucky hit in one year by the sale of seeds; but the greater number of farmers, whose sole capital is invested in their land, are in the position I have described.

Speaking of the tenants on the Blankney estate, Mr. Gilpin Brown, agent to Mr. Chaplin, says: "In an average year I think tenants just do and make both ends meet "fairly, but they can put nothing away to meet a very bad year, and if they lose they "cannot recoup their losses."*

And this is on a property where the agent believes the tenants are satisfied with the reductions in rent. Certainly those I saw considered that it had been made on a generous scale, and where the buildings are of a first-class description. Mr. Gilpin Brown's statement was subsequently substantiated by Mr. S. Powell, who farms 700 acres on Mr. Chaplin's Blankney property, who said: "I consider that farmers in normal seasons, with industry and economy, can still make a livelihood from farming at such rents as we are paying on Mr. Chaplin's estate."†

Again Mr. Frankish and Mr. Dorrington stated: "No doubt many farmers have "lost, and are losing capital, possibly the majority may just scrape along at present "prices and present rents, but if a bad year comes the loss has to be met out of "capital. The outlook is therefore a very dark one."†

I asked at the end of July 1894 a gentleman who is one of the leading cattle auctioneers, not only for Lincolnshire, but for other eastern counties, whether the better harvest of 1894 would not do something to recoup the farmers for their great losses in the dry season of 1893. He replied: "*This year's harvest is mortgaged.* It will all "go to pay debts contracted last year."‡

Position of farmers in North Lincolnshire compared with those in the South.

102. The farmers in North Lincolnshire have I believe lost more by the depression than those in the south, because, owing to the nature of the soil in the south the farmers have been able to rely more on turnip, mustard, mangold, clover, and other seeds, also peas, beans, and root crops, while market gardening and the growth of fruit has been more adopted.

Mr. J. S. Bond, of Spilsby (1,400 acres), who has a Wold, a Marsh, and a Fen farm, says that the Fen farm has suffered least from the depression owing to his growing mustard and turnip seed, and that the Wold farm has suffered most. The Wold farm (400 acres) is rented at 22*s.* an acre, having been reduced nearly 50 per cent. since 1870, and the Fen farm (200 acres) is rented at between 30*s.* and 2*l.* an acre.

But in districts in the north where the soil is only adapted for barley and wheat growing, the fall in prices of these commodities has greatly crippled the farmers.

But, as I have indicated in paragraphs 106, 107, it does not follow that the large farmers in the north are at the present time in a relatively worse position than the small farmer in the south.

The big farmer has lost more because he has had more to lose, but on the Wolds, the Cliff, and the Heath, he has kept his land in a high state, and he would be able to reap the advantage of this, if times improved, whereas many of the farmers of smaller capital have been obliged to curtail expenditure on cake and manure, and also decrease their stock of cattle and sheep, and are moreover unable to take advantage of opportunities of making a bargain, or embarking upon a good speculation.

But the anxiety of mind to both large and small farmers must be great. To the small one who is hampered in his farming operations by want of capital, with the knowledge that any unexpected misfortune may render him unable to meet his engagements; to the large farmer with capital saved, or inherited, who stands to lose perhaps some 2,000*l.* in a bad season, and who is ever haunted by the knowledge that he will be bound, if present prices continue, to take the extreme step of leaving his farm if he wishes to avoid flinging the whole of it away.

General evidence of the farmers'

103. It is, of course, practically impossible to ascertain the actual position of the farmers without seeing their accounts, and this I have been able to do in a number of cases

* This statement was made in April 1894, but writing in October 1894, Mr. Gilpin Brown says: "You may "fairly presume that present prices mean further reductions in rent."

† These statements were made in April 1894. Mr. Frankish says in November 1894 that a great change for the worse has taken place.

‡ Subsequently the yield turned out much worse than expected, and prices also fell.

pecuniary position.

Several of the accounts given in Appendix A. 1 belong to some of the best farmers in Lincolnshire. But apart from accounts, there is the evidence of Income Tax Commissioners who speak to the large and increasing number of farmers who successfully appeal against income tax.

But many, who did not show me their accounts, made general statements as to their position which were serious enough, of which the following are samples. A large farmer on Mr. Vyner's estate said :—

> "People who have kept their land up to the mark have done it out of capital. During the last 10 years I have, on an average, paid 200*l.* a year out of capital.

A freeholder on 200 acres in the same neighbourhood said :—

> "I find it impossible to pay working expenses. The last three years I have had to draw on capital."

The farmers at Louth said :—

> "If we had our farms at nothing to-day many could not make a living."

Mr. J. Calthorp, of Spalding, who is a solicitor and a practical farmer, and knows much of the circumstances of the farmers, says :—

> "In most cases here they would not have made a profit of late if no rent had been paid. Hence they have been living on capital. My balance sheet has never once been on the right side in 10 years farming my own land."

And Spalding is a district where there is some excellent land suited to grow any sort of produce, where the large farmers are men of capital and capacity, and a district also where small farmers abound, who can grow market garden produce and fruit.

It is not unfrequent to hear farmers say "if I left to-day I should not be such a "good man as when I started." It is difficult to say without making inquiry whether this means that they have just been paying expenses and feeding and clothing themselves, but that their valuation would be worth much less if they went out than when they started, or whether they have been for a series of years drawing on private capital, invested elsewhere, to meet their engagements. But in either event the position is a deplorable one, and if either situation is general, which the evidence and that of the accounts in Appendix A. 1 goes far to prove is the case, then farming except on the best land, and under the most favourable conditions, can scarcely be embarked on as a commercial enterprise.

Style of living adopted by the farmers.

104. Perhaps another point which should be discussed in dealing with this subject is the style of living adopted by the farmers. It has not unfrequently been said of them that they live too well and above the style which it is wise to adopt. But I do not believe this to be the case at the present day. Those who lived too extravagantly, who did not pay sufficient attention to business, or who were not sufficiently masters of their calling, have since 1874 disappeared, the harder times proving too much for men who were not prepared to put forward all their skill and energy, and exercise rigorous economy. No doubt many large Lincolnshire farmers previous to 1874 did live well, brought up their families in comfort, and gave them an excellent start in life, but that style of living has much changed now, and the luxuries of large farmers, such as carriages, hunters, servants, &c., are almost extinct.

Large comfortable residences, as many of the farmhouses are, may give an impression of greater prosperity than really exists, and to this probably many farmers' wives and daughters, who now undertake work in the houshold which formerly they had servants to do, could bear ample testimony. And if some of the large farmers do have an occasional day's hunting, and indulge in a few luxuries, it must be borne in mind that a man with 10,000*l.* to 20,000*l.* invested in his business, to which he also gives all his skill and attention, is entitled to aspire to a more comfortable style of life than the small farmer who invests comparatively little in the land but his muscle and brains.

In paragraph 106 I have alluded to the evidence of certain witnesses who state that some farmers on farms of from 150 to 500 acres attempt to live in the same style and keep up the same social position as those on 1,000 acres and upwards. But they cannot successfully do this at present prices, if they confine their expenditure to the interest which accrues from the capital they have invested in the soil, in addition to a fair sum to which they are entitled for supervision, assuming that the profits from the farm even make such returns.

105. The 17 accounts published in Appendix A. 1 all come from representative farmers, who are at the present time farming high, with the exception of four, which are those of landowners farming through bailiffs. Consequently these accounts can only be regarded as the best samples, and do not represent those of a more struggling class of farmers, who are handicapped in their operations by want of capital. Farmers' accounts.

It will be observed that none of these accounts are brought to a later date than Lady Day, 1894, and hence the effect of the disastrous fall in the price of wheat and barley, which took place in September 1894, is not made apparent.

But from no farm is there shown a profit which could be considered a reasonable one; all must have drawn on capital in the series of years in which the accounts are presented, and in several cases a very serious loss is shown. In none of the accounts is any interest charged on capital, or is any sum charged for management. In all cases where produce has been taken from the farm, and used in the house, the amounts are shown in Appendix A. 1.

Out of the eight detailed accounts A. to H. five show a loss in the periods to which they refer. The other three only show an average annual profit of 15*l.* 1*s.* 9½*d.*, 168*l.* 16*s.* 7*d.*, and 39*l.* 14*s.* 7½*d.* It should, however, be added that in the case of the first of these last three accounts produce, worth on an average 185*l.* 8*s.* 1½*d.*, was taken from the farm and used in the house; and in the second 35*l.* And in Account C., which shows an annual loss of 51*l.* 13*s.* 8½*d.*, produce to the annual value of 175*l.* 0*s.* 2*d.* was consumed in the house.

Again in the four accounts I. to L., Appendix A. 1, summarised for a period of years, a loss is shown on three, and in the fourth, an average profit of 33*l.* 0*s.* 2*d.* for 15 years. In this case (Account L.) dairying was commenced in 1885, and between 1885 and 1893 an average profit of 149*l.* 11*s.* 6¼*d.* was made.

The account of the farm J. (1,800 acres) shows an average annual loss of 488*l.* 15*s.* 5*d.* for 15 years. It should be added that produce is taken from the farm for housekeeping, of which no account is kept, but no interest is charged on capital. The capital in this farm decreased from 18,443*l.* 19*s.* 6*d.* in 1883 to 11,632*l.* 15*s.* 6*d.* in 1894, or 36·9 per cent.

The other five accounts M. to Q., for the years 1892, 1893, 1894, all show a loss.

The following Table shows the total profit or loss made on each farm in Appendix A. 1. during the series of years.

Farm.	Acreage.	Union.	Years.	Total Profit.	Total Loss.	Average Annual Profit or Loss per Cent. on Average Capital employed.
				£ s. d.	£ s. d.	
A.	234 arable. 240 grass. 474 acres.	Lincoln	1883–1894	165 19 9½	—	+0·49
B.	298 arable. 22 grass. 320 acres.	Lincoln	1885–1894	—	464 19 5	−2·2
C.	392 arable. 99 grass. 491 acres.	Louth	1888–1894	—	310 2 3½	−1·52
D.*	140 arable. 120 grass. 260 acres.	Louth	1879–1892	—	1,107 19 2½	−3·73
E.	900 arable. 300 grass. 1,200 acres.	Louth	1884–1894	—	384 15 8	−0·51

* Landlord farming his own land.

Farm.	Acreage.	Union.	Years.	Total Profit.	Total Loss.	Average Annual Profit or Loss per Cent. on Average Capital employed.
				£ s. d.	£ s. d.	
F.	600 arable. 190 grass.	Sleaford -	1889–1890	844 3 2	—	+2·89
	790 acres.					
G.*	382 arable. 72 grass.	Grantham -	1889–1894	198 13 2	—	+1·39
	454 acres.					
H.*	474 arable. 232 grass.	Grantham -	1890–1894	—	2,197 3 0	−13·01
	706 acres.					
I.	407 arable. 185 grass.	Caistor -	1880–1894	—	1,454 0 3	−6·73
	592 acres.					
J.	1,800 acres.	Caistor -	1880–1894	—	7,331 11 2	−3·2
K.	448 arable. 90 grass.	Newark -	1883–1893	—	1,169 10 0	−2·4
	538 acres.					
L.	334 arable. 666 grass.	Lincoln -	1878–1893	495 2 8	—	+0·33
	1,000 acres.					
M.	639 arable. 230 grass.	Spalding -	1892–1894	—	83 8 5	−0·64
	869 acres.					
N.	1,600 acres.	Caistor -	1892–1893	—	232 17 10	−2·8
O.	400 arable. 235 grass.	Spilsby -	1893–1894	—	1 7 11	−0·03
	635 acres.					
P.	560 arable. 252 pasture.	Spilsby -	1893–1894	—	302 10 8	−6·05
	812 acres.					
Q.*	100 arable. 50 pasture.	Grimsby -	1891–1893	—	50 12 8	−1·5
	150 acres.					

* Landlord farming his own land.

Farm A. (474 acres) is chiefly a heavy loam situated a few miles from Lincoln. It has been exceedingly well farmed by a very first-rate farmer. Since 1883 the rent has been reduced 40 per cent., and it is now about 16*s.* an acre. The average annual profit in 11 years has only been 15*l.* 1*s.* 9½*d.*, but 185*l.* 8*s* 1½*d.* has been taken on an average for housekeeping. The cost of labour, manures, and feeding stuffs have not varied much; rates and taxes have decreased. No interest has been charged on capital.

Farm B. (320 acres) is strong and stiff soil on the upland, and weak loam in the fen. It is situated a few miles from Lincoln. The land is very well farmed by a thoroughly practical man, but a good deal of supervision has to be left to a bailiff. The rent is about 15*s.* an acre. The average annual loss in 10 years has been 51*l.* 15*s.* 3*d.* Some dairy produce has been taken from the farm for housekeeping, but not more than 20*l.*

or 25*l.* a year and no interest has been charged on capital. The cost of feeding stuffs and manures has not varied much, but the cost of labour has increased the last few years.

Farm C. (491 acres) is a Wold farm about 6 miles from Louth. It has been well farmed for the last 60 years, and is in the hands of a first-rate man. The average annual loss in the last six years has been 51*l.* 13*s.* 8½*d.* The value of the produce taken from the farm for housekeeping has been on an average 175*l.* 0*s.* 2*d.* No interest has been charged on capital.

Farm E. (1,200 acres) is situated in the Middle Marsh, in the neighbourhood of Louth. It has been farmed by a first-rate farmer since 1879.

The rent, which was about 31*s.* 6*d.* an acre in 1882, is now about 20*s.*

The cost of labour varied but little, though it was rather less than usual in 1893–1894, and the annual expenditure on feeding stuffs and manures was usually within about 50*l.* The rates and taxes on this farm appear to have increased, rising gradually from 21*4l.* 3*s.* 1*d.* in 1884–1885 to 298*l.* 4*s.* 4*d.* in 1893–1894.

The average annual loss in the last 10 years has been 38*l.* 9*s.* 6*d.*

The value of corn sold in 1893–4 was less by 1,673*l.* 16*s.* 2*d.* or 68 · 4 per cent. than in 1884–5 and the value of stock less by 366*l.* 6*s.* 6*d.* or 15 · 9 per cent.

Farm F. (790 acres) is a good farm on the Heath between Lincoln and Sleaford and is in good hands. The cost of labour, cake, and manure has shown an upward tendency.

Rent, rates, and taxes together was 12 · 5 per cent. less in 1893–1894 than in 1889–1890.

The average annual profit in the last five years has been 168*l.* 16*s.* 7*d.*, and besides this produce to the annual value of 35*l.* has been used in the house. No interest has been charged on capital.

I have dealt with the accounts D. G. H. of farms on landowners' hands in paragraph 91.

Effect of depression on different sized farms.

106. The evidence as to which sized farms have suffered most by the depression is very conflicting, and it seems impossible to lay down any general rule, though all are agreed that freeholders, who bought their land before the depression and mortgaged it, are worse off than tenants, as they are paying more in the shape of interest than the latter are in rent. It was said on several occasions that the men on medium-sized farms of from 150 to 400 or 500 acres have suffered most, as they have less capital than the larger farmers, and in proportion heavier expenses to meet; and that they expect to keep up the same social position as a man on 1,000 acres.* (Appendix B. 5.) The majority of witnesses say that the large farms of 500 or 600 acres and upwards have suffered least, as they are occupied by men who have had considerable capital, and who have in consequence been able to keep their farms in good condition, and not forced to economise in necessaries or sell in the lowest markets. But it must be remembered that, although the land of the larger men may not have suffered, and although there may have been a pecuniary benefit accruing to them from being able to keep their land in better condition, still, in many cases, it is probable that, relatively speaking, they have lost more than the smaller men, as greater demands have been made on their capital. They, in fact, have lost more because they have had more to lose.

More small farmers handicapped for want of capital than large ones.

107. But putting aside the consideration as to which have relatively lost most capital at the present time, there are many more small farmers who are not able to spend what is actually required for the purpose of properly carrying on their business than large ones.

Thus a number of them, not market gardeners or early potato growers, keep fewer cattle and sheep, spend less on feeding stuffs, manure, and labour than formerly, which diminishes their profits and deteriorates their land.

Farmers' evidence as to position of large and small farmers.

108. At the Horncastle meeting, which was composed chiefly of the larger farmers, it was said that:—

"The larger area a man has farmed the more he has suffered."

A farmer on over 600 acres, about 6 miles from Lincoln, stated:—

"People who have kept their farms up to the mark have done it out of capital. I am farming on capital."

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* This view was expressed by the Lincolnshire Chamber of Agriculture, Mr. J. Norton Scorer, and Mr. J. S. Bond, of Spilsby.

Mr. Laverack (960 acres), who farms on the Cliff, says:—

"The large farms on the Cliff are farmed by men of capital, and are well farmed yet."

Mr. H. Scorer, of Burwell, speaking of the Wolds, says:—

"Many of the big farms are just as tidy as they were, but the small occupiers have let their land get into a worse condition through lack of capital."

Mr. Dean, of Dowsby, Bourne, says:—

"Generally speaking, the large farms are better farmed than the small ones; most of the bad farmers on large farms are gone."

The Lincolnshire Chamber of Agriculture said: "Evidence of depression is shown "most on the large farms, because small men put in longer and better hours, and they "spend less." Whereas the Louth Chamber of Agriculture said: "Small farms have "gone back more than the large ones since 1879"; and the Lincolnshire Agricultural Society said: "The condition of the large farms is better than the small ones, because "more sheep are kept on them."

It is very difficult to reconcile the various statements made, but many doubtless refer to particular districts, and the witnesses who made them were not all laying down general principles.

The fact that rent has frequently been reduced on large farms to a greater extent than on small ones, though this is not always so, might lead to the conclusion that small farms have suffered least, but no doubt this is partly due to the bigger labour bills on the large farms, and partly because there is less competition for them.

Mr. W. C. Brown, of Appleby (630 acres), says:—

"The 50 to 100 acre men have felt the depression least, because they and all their family work, and are not paid, their labour going to the landlord as rent."

Some are of opinion that no distinctions can be drawn, and that all have suffered alike in proportion to the position they held before 1879.

Mr. J. Rose, of Sutton St. James (750 acres), says:—

"All round here the small and large men have suffered alike. The small men borrow implements, horses, &c. If the landlords were to press them for their rent they would all be sold up."

Mr. W. S. Fox, of Potter Hanworth, holds the view that "everything depends on the man," and that no hard and fast rule can be laid down.

Certainly much must depend on these three conditions: Whether a man starts farming clear of debt, and with sufficient capital for the size of his holding; the ability and industry he displays; and the style of living he adopts.

The deplorable position of small freeholders.

109. The position of the small holders appears to be, in the great majority of cases, very unsatisfactory, and sometimes deplorable. I mean by a small holder a man who is making a livelihood entirely by farming, with the aid of no outside labour. Generally speaking, the size of such a holding is between 40 and 80 acres. The small freeholders may be divided into two classes, those whose land is and those whose land is not mortgaged. The great majority of them belong to the former class, and are men who bought all or part of their holdings in better times, frequently leaving 60, 70, or 80 per cent. of the purchase money on mortgage, and, in some instances, the whole sum, at interest varying between 4½ and 5½ per cent., and in some cases 6 per cent.* Some, however, inherited their holdings with family charges upon them, or with payments to make to other members of the family, which was then considered to represent a fair division of the property. Such holdings are chiefly to be found on the eastern side and in the southern part of the county in the marsh and fen districts, where the land is exceptionally good and capable of producing heavy crops of every variety. They frequently paid between 80*l.* and 120*l.* an acre up to 1878 or 1879, and thought at the time they were doing well for themselves, and investing their money in the best security. As a general rule such men started with barely sufficient capital, and calculated their prospects on the then prices ruling in the market. In better times previous to 1879, even when paying interest at the rate of 4*l.* or 5*l.* an acre, a number of them thrived and were able to increase their occupations, but those who bought land about 1878, and who just started on their farms with no margin of capital, found themselves face to face with steadily falling prices, with a series of wet seasons, with a rate of interest to pay representing a rent much higher than those

* In Appendix B. 18 the Times' Commissioners in 1850 said: "Much of the land in the Fens is held by "small proprietors, many of whom are understood to be heavily mortgaged."

who were renting similar land next door to them, interest most frequently due to lawyers or speculators who seldom made remissions unless they thought they were likely to lose by foreclosing. The possession of land to such men has been the ruin of hundreds in the past, and is a millstone round the necks of hundreds in the present. And, if present prices continue, many more are bound to sink, carrying with them the savings of a lifetime, and broken hearts. Not the least regrettable reflection in this sad story is that most of these small owners are the flower of a class, the pick of the foremen and the labourers, who excelled in the performance of their duties, who toiled and saved and denied themselves for years to raise themselves out of one class into another, and who, when they had bought their independence and a new social position, found themselves bound to admit failure, their hard savings gone, their energies wasted, their hopes crushed, to retrace their steps back into the ranks out of which they had stepped, at a time of life when they had expended much of their vitality and all their ambition.

It would have been of interest if it had been possible to obtain some idea of the number of freeholders in a given area who had left their farms since 1878 on account of the depression, but the difficulties were insurmountable. No doubt the numbers in South Lincolnshire were very large. A number of them failed between 1879 and 1883, this class being the first to go.

But to return to those who remain. I made it my business to visit a great number of them, particularly in the neighbourhood of Spalding, Boston, Bourne, and Wainfleet, but I also saw many in other parts of the county.

The following facts apply generally to the small freeholders in the districts I visited: Their houses are inferior to the average labourers' cottages in the county. Some of them are very bad. They all work marvellously hard and for far longer hours than labourers, while many of them say that they are not in such a good pecuniary position; that they do not live so well, and seldom eat fresh meat. Many of them are paying 3*l*. to 4*l*. an acre as interest on mortgage, some 5*l*. The sons and daughters of most are working simply for their food and their clothes. Nearly all of them advocate some form of protection, and all consider the burdens thrown on the land are too heavy.

In the neighbourhood of Spalding, a district where small freeholders are very numerous, a solicitor informed me that he knew dozens of small farms where the mortgagees were in possession, the nominal owner paying what interest he could, his tenure being dependent on whether a tenant could be found to pay a rent which would bring a better rate of interest, and that he knew many cases where the mortgages were three and four deep.

Also speaking of those who owned market gardens and orchards, the same gentleman, who was in a position to know the facts, said:—

> "The market gardens and orchards are chiefly freeholds, mortgaged up to the eyes. They bought the best land and paid a high price, borrowing most of the money."

And it should be mentioned that much of the land in the neighbourhood of Spalding is most productive. It was said at a meeting of some of the most influential farmers in the locality "that there is no district in England where the land is better farmed."

Also Mr. J. Calthorp, of Spalding, to whom I am much indebted for assistance, says:—

> "The freeholders began to go in 1879 when bad seasons and falling prices commenced. You saw their stock and their capital employed being gradually reduced and debts being contracted with other people to pay the mortgagees. In the majority of instances three-quarters of the purchase money was advanced. The greater number of owners are now paying a higher rate of interest than tenants as rent for similar land. They are in a much worse position, besides which they have lost their capital. In most cases, if mortgagees foreclosed, they would lose at least 20 per cent. of the money advanced."

110. At a small meeting at Spalding, consisting of Mr. Clark, of Moulton Eaugate, Mr. E. Tatham, Mr. R. Smith, Mr. William Caulton, Mr. R. Mawby, J.P., and Mr. J. Calthorp, it was stated "the small owners on from 20 to 70 acres work from daylight "to dark and so do their wives. It is a life of slavery, and they see at the same time "what they have made slipping away from them. Many of them have come down

The small freeholders at Spalding.

" again to agricultural labourers. It is melancholy to think that these men have been " the best labourers, who have lost the savings of a lifetime."

Another witness at Spalding, who had bought 200 acres of land at Surfleet in 1866 at 70*l.* an acre, and spent 3,000*l.* on a house, cottages, and draining, &c., told a sad story of his failure. He paid 3*l.* an acre as interest, and stated that up to 1874 the land was well worth the money, being exceptionally good, well situated, and tithe free. From 1879 to 1886 he lost money every year. Then the mortgagee sold him up, the land fetching 40*l.* an acre, representing a loss to them of 3,000*l.* This he said " was " the result of my slaving from dawn to dark."

Speaking of the smaller owners at Surfleet, this witness said:—

> " There were many small owners in the parish from 10 to 15 acres. They have all been sold up by now. Many of them had erected buildings which of course they lost too."

Another gentleman of great experience in the Spalding neighbourhood said:—

> " In the days of competition the men who were labourers ran up the land, thinking that to own it was to make a fortune. A man who had saved 200*l.* would borrow 500*l.*, and then bid 100*l.* an acre, when it often was not worth it. Such a man would often compete with others, who were prepared to pay the whole of the purchase money if sold at a moderate price, but they would run up the price above its value."

A farmer and market gardener on 300 acres at Pinchbeck, Spalding, who is both an owner and occupier, stated that in the neighbourhood lawyers always used to lend purchasers of land 80 or 90 per cent. of their purchase money. Some of the land he bought cost him 80*l.*, 104*l.*, 110*l.*, and 122*l.* an acre in the sixties.

Evidence of small owners in the Spalding district.

111. A reference to Appendix B. 11 will show the position of some of these small owners as described in their own words, near Spalding, Holbeach Fen, Moulton Eaugate, Sutton St. James, Quadring Fen, Wainfleet, and St. James Deeping.

For instance, one at Sutton St. James on 80 acres, 26 of which he owns, having bought it at 63*l.* and 33*l.* an acre, says:—

> " I and my three grown-up sons work the land, and we work as hard as slaves. My sons at home grumble sometimes at getting little pay. I keep them and they have a beast in lieu of wages. I have a son at Bass's brewery who is better off than any of us, and has already saved 100*l.* and is married. A small owner is incalculably worse off than a tenant. I pay nearly as much for interest on borrowed money for the 26 acres as I do for rent on the 54 acres."

Again H. Stabley, of Holbeach, 50 acres, says:—

> " We have all worked very hard. I have had five boys; they have been a fortune to me, as they all worked on the land. The son who is here is a good scholar, and had the chance of going into a local bank. He'd have been much better off if he'd not stayed to help me on the land. I have lost 200*l.* in the last 12 years, of which I lost 60*l.* in 1893."

J. Lamming, of Holbeach Fen, says:—

> " I have got 47 acres which I bought for 47*l.* an acre. I have just given up a 130 acre farm because it lost me 100*l.* a year for the last 15 years.
>
> " I brought up a family and nearly worked them to death. They said, 'Father, 'we are not going to stop here and be worked to death for nothing,' so they went off into shops and left me and the old woman to struggle along."

Roland Speed, of Sutton St. James, who began life as a shepherd in Cambridgeshire, bought 9 acres at 74*l.* an acre *leaving 600l. on mortgage*. Being a good clipper he was able to make a good deal of money in the clipping season. Three years ago the mortgagee foreclosed and lost 200*l.* Speed was bringing up a family of 11 children, which was rather a large average per acre. But he seems to have given them an excellent start in life, for one is a successful tradesman, and presented him three years ago with a freehold farm of 70 acres at 36*l.* an acre. In 1891 and 1892, Speed says he made a living, but in 1893 he lost 50*l.* having no rent to pay and working, as he says, harder than a labourer. Speed informed me that he was once strongly in favour of small holdings, but now he says:—

> " I don't think this small holding job will answer. It is proposed by men who are not practical. A man on a small holding must have first-class land and first-

class implements. It is not the slighest use having land without these conditions. Another thing is that young men and young women will go to towns now."

Charles Burell, of Quadring Fen, says:—

"I farm 28½ acres, and pay 43*s.* an acre rent. The land belongs to members of my family, but it is in the hands of mortgagees. I and my three boys, the eldest 18, work the land, and my wife and daughter when wanted . . . . We have been working 18 hours a day for several days, and we average 10 to 12 hours work a day during the year.

"I have been here 20 years and have just been scraping along. Last year we lost money. We eat very little fresh meat. I should like the lads to do something better than work on the land, but I cannot spare them."

Pennington, of Surfleet, a hardworking man with a hardworking wife, says:—

"I farm 92 acres; of this I bought 50 acres six years ago at 43*l.* an acre, and I pay 2*l.* an acre rent for the rest. The mortgagees are now in possession. Sixteen hours a day don't cover my work in summer."

The small freeholders at Boston.

112. Many more similar instances could be given near Spalding, but I now turn to the Boston district, where there are a large number of freeholds. Much of the land there is good and suitable for market gardening, early potato growing, and almost every variety of produce.

The Chamber of Agriculture at Boston stated:—

"Some of the early potato men live on 3 acres. A man can live in that neighbourhood on 25 acres of fair land. 3*l.* to 5*l.* an acre is the rent of the very best land in lots not exceeding 10 acres, land at the higher rent often is cheaper than that at the lower, because it can grow early potatoes. A farm of 60 acres of good land lets for about 2*l.* an acre, but some very tip top land might be let at 3*l.* Many of the owners are paying 3*l.* an acre or more as interest on borrowed money. The small men work like slaves, sometimes in the summer from 3 a.m. to 9 p.m. Many of them are in a very poor plight. Some of their houses are very bad."

Evidence of small owners in the Boston district.

113. The evidence in this district of the small owners was singularly unanimous. When one had told his story that of all had been heard, and was as follows:—

"Started life as a labourer, became a foreman, saved money, bought a small
" farm, left most of money on mortgage, now paying more interest per acre than
" others pay as rent. Work far harder than when on wages, also wife and children
" have to work equally hard for nothing. Constant anxiety of mind. Have very
" little cash to spend on food and clothes. Should be better off as a tenant or as
" a labourer."

The following is one example from this district, the man having been most industrious and the wife unusually hardworking and thrifty:—

"I own 10 acres and rent 5. Bought the land 44 years ago for 40*l.* an acre. Built the premises, cleared the land of twitch, and put up a lot of fences. Pay 1*l.* an acre as interest and rather more as rent. My son and wife work harder and longer than any labourers. My son, aged 20 years, is only working for his food and his clothes . . . . A deal of labourers live better than we do. We never eat fresh meat. Our dinner to-day is bacon, rice pudding, and potatoes. We have to deprive ourselves in every way. As owners of our land we are worse off than tenants, because we can't shift without losing everything we have got."

Evidence of the position of small freeholders in certain other districts.

114. I heard similar stories down the east coast of the county, at Alford, Louth, and Grimsby, also in the district between Folkingham and Bourne, at Billingay, Deeping St. James, Market Deeping, and Crowland. (Appendix B. 5 and B. 11.)

At Sleaford, C. Clayden, a labourer said:—

"I have known men brought up with me who had saved 200*l.* to 300*l.* in good places. These bought 14 or 15 acres of land for 70 to 80*l.* an acre. They mortgaged two-thirds of it. These poor fellows to-day could not sell their land for 40*l.* an acre, and they are now working like slaves from dawn to dark to save themselves."

At Louth a solicitor stated that a very large number of the small freeholders are mortgaged, and are in a very bad way.

At Alford many witnesses spoke of the unfortunate position of these small men. One of them who bought 9 acres at 60*l.* an acre, leaving 500*l.* on mortgage at 4½ per cent., and 2 acres at 50*l.* an acre, also renting 3 acres at 10*l.*, said :—

"We work much harder than labourers, in fact, like slaves. The only advantage we get is we are our own masters. We live very carefully, but we have no ready cash like labourers. At the present time I just keep going. I pay the interest on the mortgage, my rent, and I am not in debt."

Also Charles Scott, farming 65 acres at Anderby, says :—

"The small farmers in the Marsh are in great difficulties."

Speaking of the freeholders on from 12 to 100 acres between Mablethorpe and Skegness, Mr. Simmons (550 acres) says :—

"Many who bought their land at the highest point are mostly in a desperate position. Most of them have been foremen. They put 80*l.* out of every 100*l.* on mortgage."

At Billingay, where there are a number of small freeholders, Mr. Gilbert, farmer and manure merchant, stated that very few of them were not mortgaged. Some of them gave up to 120*l.* an acre for their land, and many of them in the good times borrowed the whole amount. Many of those who had to pay interest at the rate of 4*l.* to 5*l.* an acre have gone. But there have been but few changes lately, as the mortgagees dare not sell.

At Crowland also there are a great many small holders. Speaking of those on about 50 acres Mr. W. J. Thompson says :—

"Our small holders bought their land at 70*l.* an acre, and they borrowed two-thirds or three-quarters, and it is now not worth 40*l.* an acre. They have felt the depression most severely."

At Bourne the Kesteven Society (700 members) said :—

"It is bed and work, work and bed, for small holders."

Position of the small freeholders at Market Deeping.

115. Accompanied by Mr. W. Holland I visited a number of small owners at Deeping St. James and Market Deeping. This place looked particularly suited to small holdings. The land is very good, suitable for growing anything, situated close to two villages, near a railway station, only a few miles from Peterborough, and with excellent roads. There are also some large farms in the neighbourhood, and so there is an opportunity of working for wages. Also the proximity of the village enables some to take up an additional trade, such as coal selling, higgling, carting, &c.

Many of the people, too, rent "hives" close to their houses, which are gardens extending along one side of the main road, these gardens usually containing good tree and bush fruit.

But here again, as elsewhere, the ownership of land had proved unsuccessful; in some cases disastrous. One tenant farming 30 acres, who also sells coal, says :—

"The men living on 40 or 50 acres are having a very hard struggle. Most of them are turning to something else besides farming, such as carting work, selling coal, hawking, &c."

A reference to Appendix B. 11 will show that others say that they could not live on the land without following another business.

Again, another who partly owns, and partly rents, 13 acres, says :—

"We can only just crawl along. If it was not for having friends, and borrowing, we could not do. We are in debt now, and it is a very serious thing."

Position of small freeholders in the Wainfleet district more satisfactory.

116. After hearing on all sides such discouraging and dismal accounts from and of the small owners, it was surprising to hear at Wainfleet and Kirton that a number of them were holding their own, though, as elsewhere, they had to work remarkably hard.

Speaking of Kirton, Mr. J. Calthorp says :—

"The land is good for early potatoes, and can be farmed even now at a profit; it is the only land in the district which can."

Mr. Walter Martin, who took me round the Wainfleet district, attributed the more prosperous state of things there principally to the energetic and thrifty habits of the

people, though he thought the excellence of the land was much in their favour. Of this he said:—

"At present it is in as high condition as ever before known."

Still I never heard the failure of those elsewhere attributed to the lack of either of these qualities; on the contrary everyone united in bearing testimony to the possession of these qualities by the small holders to a remarkable degree.

The following rents per acre are paid in the districts on farms under 100 acres, and they frequently compare favourably with the amount paid as interest on money borrowed on mortgage:—

Marsh farms	- - - - - - - - - -	30*s.* to 50*s.*
Fen	„ - - - - -	25*s.* to 45*s.*
Toft	„ - - - - - - - -	60*s.* to 100*s.*

Drainage rates in the neighbourhood range from 2*s.* 6*d.* to 3*s.* 8*d.* an acre. Almost anything can be produced in the district. On the toft land early potatoes are grown, and this, though commanding a high rent, is eagerly sought after. An owner and occupier of 18 acres at Friskney grows about 2 acres of early potatoes, and he said this had really kept him going, and that if it had not been for them he should have given up years ago. Many of the men in the district sell their produce to buyers who come round to the farms.

Evidence of small freeholders in the Wainfleet district.

117. I now proceed to give some of the evidence obtained from those at Wainfleet and Friskney,* which bears a marked contrast to that from other districts.

Thomas Tuxworth began life as a labourer, bought 13 acres at 70*l.* an acre, 10 acres at 110*l.*, and rents 22½ acres at 3*l.* an acre, but formerly at 6*l.* Though he lost a considerable sum between 1879 and 1881 he has, in the last 13 years, paid off 100*l.* mortgage, and kept himself and his family of seven children. But, nevertheless, it has been a struggle, for he says:—

"Small men can just get along if they work very hard. We all live hard, and never see fresh meat."

Eliza Marfleet says:—

"All the freeholders eat a lot of bacon here. We can't afford butcher's meat."

Edward Woodhead owns 10 acres, and rents 8 acres. Part bought at 100*l.* an acre, and part at 80*l.* His father saved money on this land, 10 acres of which carries 500*l.* mortgage; interest, 23*l.* Speaking of his position and prospects he says:—

"During 1879 to 1882 we lost money, and it has been a struggle ever since, as we got behindhand. We are paying our interest, and just getting a living. We can pay off no mortgage money, and we save nothing. We have lived very economically, and work 14 or 15 hours a day.

"No doubt a small freeholder or a small tenant can make a living in this district if he works hard. Many people here paying 4*l.* an acre are doing well."

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* Mr. Druce, in his Report to the Duke of Richmond's Commission, gives the following interesting details of the number of owners and occupiers in Friskney:—

"In the parish of Friskney, also in the same neighbourhood, which contains about 6,500 acres, and has a population of about 1,600 persons, I have ascertained that there are 129 persons who own and occupy their own land, and 145 persons who are occupiers only; and from this parish I have received the following statement:—

Size of Holdings.	No. of Owners being also the Occupiers.		No. of Occupiers.	
	I. With House and Buildings.	II. Without House or Buildings.	III. With House and Buildings.	IV. Without House or Buildings.
Under 1 acre - - -	16	—	34	1
From 1 to 3 acres - -	15	1	18	2
„ 3 „ 5 „ - -	16	1	5	—
„ 5 „ 7 „ - -	12	—	2	1
„ 7 „ 10 „ - - -	9	1	5	2
„ 10 „ 15 „ - - -	13	—	8	1
„ 15 „ 20 „ - - -	9	1	8	1
Total - - - -	90	4	80	8

"It therefore appears that in Friskney there are 94 persons who own and occupy plots of land of 20 acres, and under, in size, and only 35 persons who own and occupy farms above 20 acres in size; and 88 occupiers only of plots of land of 20 acres and under in size, against 57 occupiers only of farms over 20 acres in size."

Joseph Shaw, of Friskney, bought 9 acres at 82*l.* an acre, and rents 60 at 32*s.* 6*d.* an acre. He began life as a farm lad at 9*d.* a day, and worked as a labourer until 1874. He says:—

"Since 1882 I have paid my interest and my rent and kept going, but I have saved nothing and paid no mortgage money off. I brought up six children. But you must know that I, my wife, and children have been slaves to work."

George Storr began life as a labourer. Bought 9 acres for 115*l.*=1,040*l.* about seven years ago. He only paid 350*l.* in cash, and left the rest on mortgage, paying 30*l.* as interest. He also rents 29 acres at 30*s.* He says:—

"I don't save any money, but I pay my rent and interest, and get out food and clothes."

Thomas Storr began life as a labourer. Bought 5 acres 19 years ago at 130*l.* an acre, and rents 7 acres at 23*s.* Has 10 children at home. He says:—

"We just pay the rent and the interest, and feed and clothe ourselves. I and my wife and the children work very hard. Every one works hard in Friskney; the land was never so well farmed. The hardest time was between 1878 and 1881. We were nearly all broke then, and it has been taking all our time to get square since. The small men are just about living."

Instance of a successful freeholder at Wainfleet.

118. But the most remarkable case of success was that of H., at Wainfleet. He began life as a labourer, and his late employer told me he was the best man he ever had.

H. saved a little money out of his wages, and hired 6 acres of land at about 66*s.* an acre, but still kept on with his wages, his wife helping him on the land. About 20 years ago he bought 12 acres at about 106*l.* an acre.

He put up all his sheds, built a good stable, &c., and made all the fences, which are beautifully kept.

He grows early potatoes, bulbs of all sorts, tree and bush fruit, mustard, wheat, mangolds, flowers; also keeps pigs, poultry, and bees,* but no cows, as he says they do not pay for keeping.

His land is kept as clean and neat as it is possible to be. He sells everything to buyers who come round, and only goes to a market town once a year.

H. has supplied me with his accounts for 1893 and 1894, which show a profit of 86*l.* 4*s.* 4*d.*, and 111*l.* 12*s.*, besides which bacon, poultry, eggs, vegetables, and other produce was consumed in the house. (*See* Appendix B. 11.)

It will be noticed in the account for 1893 that 28*l.* 15*s.* is paid as interest on mortgage. Hence not more than 500*l.* can be owing, if so much. Thus H., who "had "not a copper in the world except what I made out of my wages," must have paid off something like 780*l.* out of 1,280*l.* for his land.†

He gives the following account of his experience:—

"The last three years I have paid 50*l.* on the place and got my own living out of it. I have always made money since I was here, and since I got any land in good condition I have always saved money.

"A man, if he works hard, doesn't waste his time, lets drink alone, can make money out of land. Any small holder who sticks to work on good land can make it pay, but a lot of folks when they take land want to do nothing to it."

The largest items of profit in 1893 were mustard, 65*l.* 1*s.* 3*d.*; early potatoes, 43*l.* 3*s.* 6*d.*; and pigs, 33*l.* 16*s.* In 1894 early potatoes made 55*l.*, potatoes, 32*l.* 1*s.* 6*d.*; mustard, 45*l.*; bulbs, 27*l.*; and pigs, 20*l.*

It may naturally be asked if H. can succeed why not others. Possibly there may be others in the district equally successful, but I have been informed that no one has done so well as H. It will be observed from the accounts that H. grew bulbs, flowers, &c., and he strikes out a line wherever he sees it likely to pay, and does not stick in the same groove year after year. In 1892 he made 15*l.* for snowdrop bulbs, and in 1894 27*l.* for snowdrop and daffodil bulbs.

However H. seems to have all the necessary requisites to ensure a small holder's success, namely, first-rate land, sufficient capital, a moderate rent (or interest), a hard-working wife, brains, health, and a cheap method of marketing his produce.

* There is a Lincolnshire Bee Keepers' Association, which is doing good work, and since it came into existence the number of small farmers and cottagers who keep bees have increased, and there is a better knowledge of their proper treatment.

† If H. had left all the money on mortgage at 4½ per cent. he would be paying 4*l.* 15*s.* an acre instead of 2*l.* 8*s.* an acre.

119. Alderman Bowling holds the view that small freeholds will answer, provided they are farmed by men who have sufficient capital and energy, and that the land can be bought cheap enough. But, though there are many cases where small holdings have recently been sold for 50 to 60 per cent. less than they fetched in the seventies or sixties, buyers are very difficult to obtain, and auctioneers and valuers say that all land is a drug in the market, and that there is no inclination to buy small farms at the present price of land. Alderman Bowling advocates that the Government should advance money to enable small tenants to buy their own land. He says: "Everyone "who works for himself works with a will; the Government should get the land into "the hands of the people at a fair rate."

The prospect of future development of small freeholds.

Mr. McInnes, secretary of the Lincoln Co-operative Society, also considers that labourers, or small farmers, would prefer to own than to rent land, because they like the feeling of independence, but he recognises the many difficulties in the way.

But I did not learn from any of the small occupiers, though I frequently made inquiry of them, that there was any desire to own land instead of renting it, neither do I think there is much desire on the part of the foremen or labourers, though I am far from saying that, if it were possible from a business point of view, a number of men might not prefer to be owners instead of occupiers.

In this connexion, however, it must be borne in mind, that there is practically no feeling of insecurity on the part of tenants in Lincolnshire. Further, that whatever advantage there may be to the individual, and to the community, by the creation of a larger number of the small class of owners, there will always be these difficulties present, namely that of providing means for such men to acquire land *with good buildings;* of their being able to keep their buildings and drainage in efficient repair, and again the difficulty, which has so frequently arisen in the past, namely, the charging of the holdings with burdens for the benefit of widows and younger childen. And it must also be borne in mind that there are not many men in the farming class, whether they be large or small occupiers, without the ambition to increase the size of their occupations. Many in the past seem to have looked upon the occupancy of land more from a business than a sentimental point of view, having gone from smaller to larger farms as their means enabled them, and many instances would be given of those who now occupy large farms having started at the bottom of the ladder. And it would seem that the ownership of a small farm would render it less possible for a successful man to enlarge the scope of his operations, than the occupier at a moderate rent, who was free to go when he saw a good opportunity of improving his position.

120. But can anything be done to save a number of the small freeholders who are bound to sink if present prices continue. It will I venture to think be a deplorable thing if the majority of them have to be wiped out.

Can the small freeholders who are mortgaged be saved?

Several of them asked if the Government could not advance them money at a cheap rate to pay off their mortgages. One said bitterly: "Is it because we are silent in our "ruin that the Government are always helping the Irish farmers and not us."

It is not I take it in my province to make suggestions, but perhaps I may say that the State could probably afford to lend money at less than 4 or 5 per cent., and that possibly good terms could be made with mortgagees.

Many who have already foreclosed have lost heavily, and the fear of the same fate deters many others from doing so, who would like to get their money out of the land.

NOTE.—Mr. Beasley, agent to Sir W. E. Welby-Gregory, writes: "Is it not striving against the natural "laws of progress to persuade men by legislation to farm small plots of arable land, when they can only do so "by using their labour for far less return than they can obtain as day labourers on farms, where all the modern "labour-saving implements are used. You may as well expect women to return to the spinning wheel and "men to the shuttle."

NOTE.—Mr. Druce thus reported on the position of the small freeholders and occupiers to the Duke of Richmond's Commission:—"Have the small proprietors and small occupiers felt the present bad times more or "less than the large farmers?—It seemed to me that they had felt them more. They had not indeed lost so much "money (proportionately I mean), because they had proportionately less to lose, but they felt the pinch more; "they had nothing to fall back upon, nor was their credit good enough to enable them to borrow money to "tide over their difficulties. Living as most of them appeared to do from hand to mouth, and depending "solely upon the crops of the current year to pay that year's expenses, when their crops failed, as they had in "1879 and 1880, they were unable to meet their expenses, and so were placed in a very serious plight, and "had to trust to the forbearance of their creditors, mortgagees, and others, to keep on their holdings. The "large farmers, on the other hand, though their losses had without doubt been very heavy, were not placed "in so serious a plight; their credit was not gone, they had not exhausted it in the purchase of their farms "as the small freeholders had, and they had their stock to fall back upon when their crops had failed. Then, "too, their losses had been in many cases partially shared by their landlords who, as a rule, had made "remissions of rent, but the mortgagees of the small freeholders had made no remission."

The unsatisfactory position of small occupiers.

121. Unfortunately much of what I have said concerning the failure of the small freeholders applies to small occupiers, but, though many of them have failed, and many are in a very deplorable state, still the position of the latter is generally better than that of the former. Also the future of the small occupiers is brighter than that of the freeholders, because their rents, as a rule, are less per acre than the rate of interest paid by the owners. Besides, tenants can leave a farm when they find they are losing money on it, expensive as it may be to move, or they may be able give up part of it, and thus curtail their expenditure and responsibilities.

Again all repairs and drainage are now usually done for them by the landlord. They have had their rents considerably reduced, and in many cases abatements made in addition, besides the payment by the landlord of tithe and land tax.

Among the reasons why a number of small occupiers have failed is that many foremen or labourers have started without enough capital, perhaps worse still with borrowed capital, allowing themselves insufficient margin for bad years, or enough to properly equip their farms with the necessary stock and implements. Others with more capital have taken a larger area of land than they were warranted in doing. Such men cannot stand a bad season, and the loss even of a cow or a horse sometimes presses heavily on them. Not having a proper equipment for the farm is a great drawback. At Boston, Mr. Johnson (60 acres) said: "Numbers of the small men are "very badly equipped and have to borrow horses and implements. Hence they often "cannot get their work done at the proper time and have to wait to borrow these "things."

But I was told on the other hand by several landowners and leading farmers, and also by one or two small occupiers, that men who have been foremen on large farms sometimes fail even when they have capital, because they have been accustomed to see everything done in the best style, and, when they start on a small holding, they do not practise such rigid economy, either in the equipment of their farm or its cultivation, as it is necessary for them to do.

As to the size of a holding on which it is possible for a man to make a living, it depends much on the soil. At Boston it was stated that some of the early potato men live on 3 acres. But the early potato land is a scarce commodity. Again, in districts near a town and on a soil suitable for vegetables, fruit, &c., a man can live on a holding from 10 acres and upwards, but where they are not so situated, and the ordinary course of farming is followed, about 30 to 50 acres appears to be about the least amount of land out of which a living can be made. Further on this class of holding a man has to consider whether the farm he takes is sufficient to keep a horse or a pair of horses fully employed.

Do foremen and labourers improve their position by becoming farmers?

122. But notwithstanding that a man can get on a farm cheaper than he used to, and hire it at a cheaper rent, comparatively free of restrictions, it seems, according to the evidence of these men, very doubtful, at present prices, whether a foreman or labourer really improves his pecuniary position by so doing. At all events they and their families have far harder work and far more anxiety of mind.

The risk of changing from a fixed wage as a foreman on 18*s.* a week, with a house and perquisites, to a small farm where no money comes in regularly, or from the position of a labourer on 2*s.* 3*d.* or 2*s.* 6*d.* a day, also harvest wages and other perquisites, with a good house and garden at a cheap rent and the opportunity of also renting an allotment or a piece of land, is a very great risk. It has frequently been found in recent years to be dropping the bone for the shadow; in the majority of cases I fear it can hardly have been called "a leap towards the light."

It is most discouraging to find this about a class of men who thoroughly deserve to succeed, being as hardworking, thrifty, and honest as can be found in the country, but prices are beating the majority of them.

In support of this statement I first refer to the position of the small men at Crowland. Here labourers have had every chance of rising by steps. For over 50 years there have been about 150 half acre allotments, and there are about 100 occupiers of from 2 to 7 acres, such men supplementing their earnings by working as labourers, particularly during corn, hay, and root harvest, and many also do some higgling. Of such Mr. W. J. Thompson says: "These do better than if they were nothing but "labourers." But he adds: "The men on 50 acres have had a great struggle owing to "want of capital. I think this class of men has been most punished by the depression "of any except the small freeholders."

Again, at St. James Deeping and Market Deeping, where there are numbers of small tenants, it was frequently stated that many could not live without taking up some small trade or occasionally working for wages.

One who rents 40 acres, and is also a carpenter, says: "Most certainly I could not "have lived on this land, but the business has kept the house and paid for the house-"keeping." A woman, who rents 100 acres, and also keeps a pork butchery and sells in her shop the produce of her land, such as fruit, vegetables, &c., says: "I certainly could not have brought up my four children without the aid of the "business. Mr. Franks, of Market Deeping, who farms 500 acres, and is also a cattle salesman and butcher, says: "The men on 50 acres are doing very badly, unless "they have something else to live on."

It is practically impossible to say what the actual pecuniary position of these small tenants is as they keep no accounts. Neither is the amount of stock they have on their farms evidence of prosperity, for it is not unfrequently put on by dealers, or belongs to larger farmers, to whom the grazing land has been let.

I generally asked them, "Would you be better off as a foreman on 18*s.* to 1*l.* a week "with a house and garden free than you are now," and in nineteen cases out of twenty they said they would. But then some added "we are our own masters," or "the position is better."

Mr. Barren, of St. James Deeping, who rents 40 acres of good land, 20 being grass, for 19*s.* an acre, a low rent there, said:—

> "In the summer I work from 4 a.m. to 8 p.m. and often do not take more than an hour off for meals. That is penal servitude, except you have your liberty. A foreman who earns 1*l.* a week is better off than I am. He has no anxiety and not half the work."

This certainly does not seem a hopeful position for a man who works the land himself, and thus saves that most serious item of expense to a big farmer, the labour bill.

It would be interesting to be able to compare the profits made by these small men on about 50 acres and those of larger farmers, but the absence of accounts render this impossible.

123. I, however, obtained some general evidence of their position.

Evidence of small occupiers in certain districts.

Thus in the Boston district Mr. Barber (60 acres) says:—

> "I have lost 30*l.* in the last two years."

Mr. Trafford (22½ acres) says:—

> "Last year I did not pay my way. If I was sold up to-morrow I should be much worse off than when I started 15 years ago."

Mr. Martin, 93 acres, says:—

> "I have just made both ends meet with very hard work. I work harder and longer hours than my men, and I never get away from the place."

Mr. Nicolson, 18½ acres, says:—

> "We don't live any better than labourers and we work harder and longer hours. A labourer, now that prices are so cheap, is better off than any small holder, if he has an acre of land, and can keep a pig or two. In the last five years we have lost 40*l.* and given our labour for nothing."

Mr. Kirke, 250 acres at Kirby Green, started life as a foreman and then took 50 acres for 14 years. He has been five years on his present farm and says: "I am not such a good man as when I came." He also adds "even at a moderate rent a "man had better remain as a foreman than take a farm at present prices. When "I was a foreman my money was all there and certain on Saturday night."

Mr. Taylor, 40 acres, Rippingale, says:—

> "We have been on the farm five years. The first we lost 50*l.*, the next three we made about 1*l.* a week, and last year we lost 20*l.*"

Charles Scott, 47½ acres, Anderby, says:—

> "Up to last year I did fairly well, but I have lost money the last two years. Last year I lost 45*l.*"

Mr. Guy, Spalding, 65 acres, says :—

"I keep on getting less stock every year. I am losing money every year and have to live short. I have only had three or four pieces of fresh meat this year (April) and not a glass of beer."

Mr. C. Burell, Spalding, 28½ acres, says :—

"Been here 20 years and have just been scraping along. Last year we lost money. We eat very little fresh meat."

Mr. J. Bunell, Spalding, 30 acres (tenant under mortgagees who have foreclosed) :—

"We have been barely making a living, though I work from 4 a.m. to 9 p.m."

Mr. Lancaster, St. James Deeping, 21 acres :—

"I also work as a labourer when I can get work. Small men are very struggling. I know they are not making both ends meet. It takes you all your time to make the bolts fit, and yet the land at St. James Deeping is very good and conveniently situated."

Mr. A., 40 acres, Market Deeping, says :—

"We employ one man, and when we have paid him on Saturday night we often have to buy a bit of bacon instead of fresh meat. That's small holdings."

The worst instance of failure I noticed was in the Holbeach district in the fen. S. and his wife rent 30 acres, of which 2½ are grass, with some bad buildings, for 44*s.* an acre. He, his wife and son work the land. The man and woman were both working hard in the field when I saw them. S. was a labourer and started on the holding 6 years ago with 100*l.* saved.

The year before last they borrowed 50*l.* to pay the rent, and they now owe for another year and have nothing to pay it with. But in order to do so the man went to a well-known farmer and asked him *to buy his only horse*, without which he could not work his land, to pay his rent. The landlord hearing of this from the farmer has not pressed for it.

The man described his position as follows :—

"We often have not a penny we can spend. When we were working for wages we had better food than we have now. All the money we shall have coming in for some time is 5*s.* a week for butter, and we shall have to live on that. What has troubled us night and day is how to pay other people. Yet we work from 5 a.m. to 8 p.m. and my wife has to do all the housework afterwards. We started with 100*l.*, and if we went out to-morrow we should have nothing. If I don't stop here I suppose I shall have to become a labourer again. I don't know what will become of us or where we shall go to."

Evidence of small occupiers at Wainfleet.

124. At Wainfleet and Friskney, however, I fancy the small tenants, like the freeholders, are holding their own, though they work enormously hard to do so.

Eliza Marfleet, Wainfleet, 30 acres, says :—

"We have always paid the rent and the wages and kept ourselves. Have lost no money since 1882."

Thomas Tuxworth, 45 acres :—

"Small men can just get along if they work very hard. We all live hard and never see fresh meat."

Wilkinson, 16 acres (also does higgling), Friskney :—

"We have always just got along, When times were good I got a little before hand, but it had to go in the bad seasons. Now we are paying our way but we work very hard."

George Ewerby, 60 acres, Friskney, says :—

"I have begun life as a foreman and have been farming here 14 years. Generally speaking I have not lost money, and I think that if I were sold up now I should be a better man than when I started."

The conditions necessary to ensure

125. The opinion seems sometimes to be held that the parcelling out of 30 to 50 acres of land, and putting a human being upon it, is creating a small holder, who is to lead a life of comparative comfort, and prosper, where those of tried experience

on larger farms have failed. In these days it is the exception to find a man doing really well on a large farm. He must be a man of singular ability or good fortune to do so, but instances of small men prospering are still rarer, for they are so greatly handicapped in every operation by want of capital, and few can be found who possess the qualifications and advantages which I venture to think are necessary for a small holder to ensure success and which I have mentioned at the end of the paragraph 118. success on a small holding.

Among these is a moderate rent. It is not uncommon to hear a large farmer say now: "It is not now a question of rent at all; when I was rented 50 per cent. higher "I made a good living, now I lose money."

But I think that rent is a most important consideration to a small holder.

Take a man on 50 acres at 2*l.* an acre, who is losing money. A reduction of 50 per cent. in rent is 1*l.* a week for him, which he considers a fair livelihood.

I am not saying that rent in a large number of cases has not been greatly reduced. A rent of 40*s.* to 50*s.* may seem a high one to those accustomed to rents in Norfolk, Suffolk, and Essex, but it must be remembered that before 1879 70*s.*, 80*s.*, and 100*s.* was not unfrequently paid, and men then made money, for the land is exceptionally good and most suitable for growing a variety of produce.*

A man who rents 54 acres at Sutton St. James said: "Some of the land I pay 4*l.* "an acre for is cheaper than some I pay 26*s.* 8*d.* for."

Also men who bought land willingly paid a rate of interest quite as high or higher than these rents, and thought they were investing their money wisely.

126. And rents on small holdings have been substantially reduced (*see* paragraphs 29, 72, 73, 74), and in many cases they present a striking contrast to the rate of interest paid on borrowed money, illustrating that the principle of give and take exists to a far greater degree between landlord and tenant, than between persons dealing on a strictly commercial basis. Rents of small holdings.

As an illustration of the difference between the rate of rent and interest, a man at Market Deeping owns 9 acres, and rents 11 acres of similar land. For the former he pays interest at the rate of 90*s.* and 100*s.* and acre, and for the land he rents he pays 45*s.* and 60*s.* an acre. This demonstrates the difference in the profits of the land lender and the money lender.

Further it must be remembered that, in many cases, these small holdings belong to small people of the same social position as their tenants, and the rent they receive is sometimes their sole source of income.

Again there is in many districts considerable competition for small farms. There are several reasons for this. Foremen or labourers are receiving good wages, and can buy the necessaries of life much cheaper than they could 25 years ago. Hence they can save money more easily than in the days of lower wages and higher prices. They can also rent a farm for less, and stock it much cheaper than formerly, and no doubt many are tempted to try their fortunes notwithstanding the low prices of produce. Again, men who have money to put into farms are now preferring to take smaller ones, not wishing, at present prices, to risk all their capital, while others, who have lost money on larger farms, have been obliged to give up and farm a smaller area.

The Earl of Ancaster says that he finds farms of from 10 to 200 acres the easiest to let. He has 373 farms between 5 and 100 acres, and 332 holdings between 1 and 5 acres, representing in all 10,728 acres. (Size of farms on estates, *see* Appendix B. 15 (*h.*), 16.)

Mr. Edmund Turnor says:—

> "Small farms under 100 acres are easiest to let. I will now take a man with a capital of 6*l.* an acre instead of 10*l.*, as stock are easier to buy."

Generally speaking, the small tenants did not grumble at their rents. They certainly did not put forward present rents as a grievance, nor their reduction as the remedy for the agricultural depression.

It was, however, stated by several witnesses at Alford that the small men in the Marsh considered they were too highly rented.

At Langrick, Thomas Stevenson (78 acres) said: "Rents will find their own level. Rent is not killing us." Roland Speed, 70 acres, Sutton St. James, said: "It is no "use talking about reduction of rent to meet the depression. Reduction of rent is "not the remedy, and has really nothing to do with it."

* "H.," a successful small freeholder at Wainfleet, says that his land is worth 120*l.* an acre at the present time (page 178).

But Mr. Chesterfield (30 acres), St. James Deeping, said: "Rents have not been "sufficiently reduced to meet the times," but he added, "still plenty of people would "take this place for the same rent if I were to go."

Future prospects for small occupiers.

127. It was satisfactory to hear some evidence that there was a prospect for small occupiers, notwithstanding that the experience of the majority has been decidedly of an unsatisfactory nature during the recent years of the depression. But the question arises whether, as a general rule, a farm of between 30 and 50 acres, except near a town, even under the best circumstances, is of sufficient size to support a man and his family in comfort, or whether it should not be regarded as a stepping stone to a farm of between 100 and 200 acres.

Will the sons and daughters of small occupiers remain on the land?

128. But in considering the future prospects of the small occupiers the further question arises, will the sons and daughters, in these days when education is being put in the reach of all, be content to remain slaving away at hard work from morning to night, living in the roughest style, and frequently in houses no better, or perhaps worse, than the old-fashioned labourers' cottages, simply for their food and their clothes. It would seem extremely unlikely that they will. It is, indeed, a poor prospect for a younger son or daughter, when the father dies, to find themselves thrown on the world, only fitted to seek situations as farm servants, when they might have been proficient at a trade, or settled in some good situation in a business.

This is what J. Laming, of Holbeach Fen, 47 acres, says:—

"I brought up a family and nearly worked them to death. They said, 'Father, 'we are not going to stop here and be worked to death for nothing.' So they went off into shops and left me and the old woman to struggle along. When they were here they got no wages, and now they're ladies and gentlemen."

Again, three men in the same district expressed their regret that they had been obliged to keep their children to help them on the land, instead of letting them go to do better for themselves. One said: "I should like the lads to do something better "than work on the land, but I can't spare them."

C. Clayden, a labourer at Sleaford, says:—

"My brother is a labourer, and now is a small holder on 67 acres. He works harder than he ever did. Small holders' wives, sons, and daughters, all work for nothing, except for food and clothes."

A successful small owner on 77 acres at Wainfleet, who began life as a labourer, told me he did not think the future generation of young men and young women would work on the land. He thought this would be a great disadvantage to men who had small holdings, as they could not afford to pay for labour. "What," he said, "do we "want with education? It isn't good for work. I had no education pushed into me, "and when I go to a sale I can't read the figures they writes down, but I'm no worse "than any of them for that, but all the better because nothing tempts me from my "work. Work and drink no beer is my motto. If I had a family, I'd take care not "to push any education into them."

A man at Friskney who began life as a farm servant, and since has farmed 69 acres, nine of which he bought, and on which he has brought up six children, says:—

"The young people will go to towns through this education. They had better stop on the land, for lots of people are out of work in towns. But they go to wear white collars and cuffs."

Again, Mrs. A., of Market Deeping, 40 acres, says:—

"They're educating people too much. I was a farmer's daughter, and milked 10 cows at 10 years of age, and was all the better for it. With all this education folks are getting above working and milking."

No doubt these opinions are out of date, but I quote them, as coming from the small holders themselves, to show that some of them believe that the occupation of a small holding is not the highest ambition of young men and women, as it used to be.

But the following evidence of Mr. Edmund Turnor shows how necessary it is for the small tenants to have wives and families to assist them in cultivating the soil, and thus save their expenditure on outside labour. He says:—

"It very much depends on the character of the man, and if he has a good wife and sons to help him whether he makes a small holding pay. Within

a mile of where I write I had two tenants on 46 and 47 acres. The smaller one had a sick wife, and no son to help him, and he had to give up the farm this spring, having lost all he had. The other had two strong sons at home, and is always wanting more plough land. Both had been foremen on large farms, not a very good school for small farmers."

Evidence as to future prospects of small occupiers.

129. Before leaving this subject I will quote the evidence of four men who consider that, under certain conditions, there is some prospect for the small tenants.

Mr. Bell, of Digby, who was a foreman up to two years ago, took a farm in 1893 of 400 acres, of which 100 acres are grass. This proved a most disastrous time to make a start, and, unfortunately, the first year he sustained a heavy loss and had to draw on capital. His buildings are excellent, being all new, and he says, "they could not be better." His rent is rather over 1*l.* an acre. He breeds cattle and sheep; keeps four cows. His wife makes butter and sells poultry. He says:—

"You must farm high and spend money on labour. I am sure I could have made the farm pay in 1892, but in 1894 I hope to get back the money I lost in 1893. I most certainly think I can do if the seasons are normal. It means rising at 5 and working all day."

Mr. W. Bacon, owns 60 acres, Rippingale, says:—

"Small holdings are a benefit to the community. People who employ no labour, and keep pigs, hens, cows, and grow vegetables, can live. Borrowing money has done the harm, both when buying land and stocking the farm."

J. Brewbridge, Rippingale, who works regularly as a labourer and rents 11 acres, of which 9 are grass, his wife looking after the cows and pigs, says:—

"Now I should like to go on to a small holding, but you must be master of what you have. You must thoroughly work what land you have. Many men make the mistake of taking too much. If you don't do anything for the land it won't do anything for you. You must work hard. I don't think I could live on less than 20 acres. I think small holdings will do well for industrious people. But it is no use taking land with insufficient capital. A man must begin with an acre, succeed on that, and then get on to another and so on. He must feel his way."

C. Clayden, a labourer at Sleaford, says:—

"A thrifty man on a small holding will do at a moderate rent, but a labourer in constant work, with an acre allotment, is much better off than a man who takes a small holding with insufficient capital."*

Relative amount of labour employed on large and small farms.

130. It was not infrequently stated that small tenants, not engaged in market gardening, and who have to pay for hired labour, employ less labour per acre, produce less per acre, and keep fewer stock per acre than large farmers. The Lincolnshire Agricultural Society took this view, and certainly at the meeting I attended no more representative gathering of practical agriculturists could have been brought together.

Mr. Wilkinson, in his Report to the Royal Commission on Labour, expresses the view that more labourers are employed per acre on large farms, and that they have greater regularity of employment. In support of this assertion he makes a comparison between the labour employed in the Louth Union, on the large Wold farms, and that employed on the smaller farms in the Marsh, and shows that in 24 Wold villages the number of labourers employed in proportion to the acreage is 1 to 49 acres, while in 22 Middle Marsh parishes the proportion is 1 to 65 acres, and in 10 Marsh villages 1 to 78 acres.

The census returns do not give the number of agricultural labourers in each union, neither is there any return showing the size of farms in the different unions, or indeed in the counties, of recent date, so it is not possible to make a comparison between two unions, one chiefly composed of large farms and the other of small ones.

With reference to the small farms up to 100 acres, and perhaps in some cases of a larger size, where the family do all the work without the aid of outside labour, I venture to think that a fair comparison cannot be made between them and larger farms, because frequently on small farms there is only one adult, the others being boys or lads, who are occasionally helped by the mother and sisters. Neither can it be said that the younger members of the family are all regularly employed on the land. But the evidence of the men on these small holdings goes far to prove that less labour is

* Mr. Simons, farmer (550 acres), of Alford, says:—"A man on a small farm of from 12 to 50 acres can live, "if he has good land, proper capital, and a fair rent, provided, of course, he is thrifty."

employed per acre than on the larger ones. For every one of these state that they work far harder and for longer hours than labourers, and there is a great deal of evidence to show that these small farms are no better cultivated, if indeed as well, as the large ones.

Therefore I think that a useful comparison can only be made on farms which employ outside labour.

With reference to this subject, Mr. Hutchinson, agent to the Earl of Brownlow, has made some inquiries, and writes: "It does not appear to me that on properly "managed farms over 200 acres up to one of 670, the rate per acre of labour varies "much. I give from actual accounts the rate on five farms."

Acres.	Per Acre.
200	17*s.*
300	15*s.*
466	16*s.*
532	17*s.*
670	19*s.*

"Each of the farms has been properly conducted. The large farmers, by using self-"binders, would get their work done more expeditiously, and without having to employ "so many extra hands during harvest, but I doubt whether, taking all things into "consideration, at a decreased rate per acre."

In paragraph 107 I expressed the opinion that, owing to agricultural depression, the smaller men with a narrow margin of capital had been forced in many cases to curtail their expenditure on labour, manures, and feeding stuffs, and, in consequence, they and their land had suffered, while the farmers with more capital, though they had relatively lost more money, were still able to make the necessary expenditure for the proper and efficient cultivation of their land.

It may, of course, be said that the larger farmer can do his labour cheaper, because in working a big concern there is less waste, and he is often able to economise men and horses by a better system of management, and the use of machinery. On the other hand, the large farmer often can afford to keep his farm in first-rate order by the employment of a full staff "wet and dry," while the smaller man can only accomplish what is absolutely necessary.

Advantages of small farms.

131. But if the smaller farmers employ fewer labourers, and give them less regularity of employment than the larger ones, which is no doubt unfortunate for the labouring class, on the other hand the increase in the number of such holdings would create a larger resident population of a hard-working and thrifty character, with a stake and an interest in the parish and the county, and less likely to migrate if they could obtain a fair margin of profit.

I am inclined to believe that both holdings of from 60 to 150 acres, where some extra labour must be employed, and also holdings of from 50 to 60 acres, which a man can work with his family, will increase in neighbourhoods and on soils suited to them, if prices for agricultural produce are going to enable farmers to exist at all.

For the higher wages now paid, which enable men more easily to save, the reduced rents and lower prices all afford facilities for labourers to get on to small farms easier and cheaper than they ever could before. Besides which, the difficulty in finding tenants with capital for large farms makes many landowners anxious to create a class of holdings they can more easily let.

But I venture to think that, though the Legislature might encourage the creation of smaller farms in certain localities, that they must develop as local circumstances and conditions dictate, rather than be manufactured wholesale by Act of Parliament.*

Advantages of large farms.

132. That the existence of large farms in some localities is essential I think is beyond dispute. For instance, they are essential for the effective cultivation of the Wolds, which are chiefly suitable for barley growing and sheep rearing. Mr. Wilkinson remarks:—

> "The distance of these districts from markets, and also from good roads, in short, the general conditions, make more or less self-contained communities a necessity."

* *See* Mr. Reuben Roberts' letter, Appendix B. 13.

But their existence is both essential and desirable in most districts, because it is through their employment of labourers and foremen that such men can save money, which may enable them in time to take small farms themselves.

Essential because their existence in a parish gives employment to struggling small holders, or their sons, who wish to supplement the profits on their land by occasionally working for wages; desirable because it is beneficial to a parish to have some men of means resident there, not only from a spending point of view, but because they are likely, by the possession of capital, to illustrate the effects of modern methods and science applied to agriculture, and to set up a high standard both in the selection and management of stock.

Want of capital prevents further development of small farms.

133. At the present time the chief obstacle to the creation of more small farms is the lack of capital, which prevents landowners making the farms and the labourers stocking them.

Government advances at a cheap rate of interest might go far to solve the first difficulty for landowners at the present time, for they cannot get the capital at a sufficiently low rate of interest to put the operation on a fair commercial basis.

Writing on this subject Mr. Tindall, agent to the Earl of Yarborough, says:—

> "If the Commissioners are anxious to help the landed interest this can only be done by finding money at a very cheap rate, and putting labourers on the land.
>
> "Landlords are anxious enough to find the land, but what is the good when working men cannot get on on it. We are now prepared to find 1,000 acres, at a cheap rent, if Government will undertake to back the bill for the small tenants, in lots not exceeding 60 acres each."

Again Mr. Edmund Turnor says:—

> "If it were not for the outlay on houses and buildings, I should certainly be inclined to increase the number of holdings of from 50 to 100 acres, as they are easier to let than large farms."

Mr. Hutchinson, agent to the Earl of Brownlow, thinks that there would be considerable waste in altering the size of farms. He says:—

> "Of course when an estate has at much trouble been formed into compact farms, and suitable buildings erected upon the most central site of each farm, it would be, in my opinion, most expensive and wasteful to attempt to re-arrange them."

Proposed methods of obtaining capital.

134. Then as to how it is possible to help small holders or labourers by giving them command of more capital, it might be that the Government, or credit banks, could, with satisfactory results, make advances to thrifty men, at a moderate rate of interest, if they could procure substantial securities.

With regard to this subject I again venture to refer to the system which exists, and has for long existed, in some parts of Cumberland and Westmoreland, for the landlord to stock the tenant's land with sheep, and let them to him at a rent representing 4 or 5 per cent. on their value.

This system in some respects is a great boon. It often enables a farm servant to take a small farm, when he otherwise could not, for want of money to buy sheep; it often enables a small farmer to take a large sheep farm, which otherwise he could not possibly afford.

The landlord requires two sureties, which seem usually easy to obtain. A large landowner, who has thousands of sheep let on this system, assures me he has seldom had a loss. If a landowner can thus afford to risk his capital on such security, there would seem to be no reason why the Government, or a private corporation, should not do the same.* †

Rates.

135. The farmers generally complained a good deal about rates, but the strongest complaints came from the small holders in the south of the county.

I find that taking the years ending Lady Day, 1882 and 1893, that, out of 14 unions, the receipts in four unions for poor law purposes (out of which the county rates are paid) had decreased in the latter period compared with the former, while they had increased in the remainder. But in two out of the four unions the rate of expenditure

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* Mr. McInnes, secretary to the Lincoln Co-operative Society, says: "If a labourer in our Society, who "had been successful on an allotment, wanted to borrow money to help him on to a small holding, we would "advance him up to 200*l*. But we should have to thoroughly know the character of the man first."

† NOTE.—Since I wrote the paragraphs on the position of the small freeholders and small occupiers I have seen a paper read in 1887 before the Carlisle Congress on Co-operative Agriculture, by Mr. Duncan McInnes, Secretary to the Lincoln Co-operative Society. Although this paper was read seven years ago before the condition of these small farmers in Lincolnshire got as bad as it is now, his description of their position so entirely coincides with what I have written that I have published his views in Appendix B. 12.

in the £, calculated on the rateable value, has increased, and in the other two it has decreased. In all the other unions the rate of expenditure in the £ had increased. (Appendix 7 B.)

In the south of the county, taking the rural portions of three unions, namely, Spalding, Boston, and Holbeach, the average rate in the £ (calculated on the poor rate and highway rate valuations) of the rent raised during the years ending March 25th, 1888 and 1893, the rates increased in the £ by 5 · 6*d.* and · 4*d.* in the first two unions and decreased by 3 · 1*d.* in the third. In the rural portion of the Spalding Union the valuations decreased in this period, and the receipts both for poor and highway purposes increased. I took the parish of Moulton as an example and ascertained the amount of rates raised in 1881 and 1893, and in the former year they were 2,663*l.* and in the latter 2,496*l.*, the rate in the £ being 2*s.* 9½*d.* and 2*s.* 7*d.* respectively.

In the rural portions of the Boston Union the valuation for poor rate and highway purposes slightly increased between 1888 and 1893, but between 1881 and 1893 the valuation of the whole union decreased by 15,084*l.*

Taking the whole Bourne Union, the expenditure appears to have considerably increased between 1881 and 1893. The expenditure in the former year was 13,574*l.*, or 1*s.* 7*d.* in the £, and in the latter 16,996*l.*, or 2*s.* 5 · 6*d.* in the £. The Treasury subventions were about 1,000*l.* less in 1882 than in 1893. The poor rate in the £ increased from 1*s.* 4 · 9*d.* to 2*s.* 4 · 4*d.* But the rateable value decreased from 171,768*l.* to 137,949*l.*

In the Grantham Union the expenditure increased from 1881 to 1893, from 16,993*l.* to 22,560*l.* The Treasury subventions were 1,298*l.* more in the latter period than in the former. The rateable value decreased from 224,900*l.* to 218,083*l.* The rate of expenditure in the £ increased from 1*s.* 6 · 1*d.* to 2*s.* 0 · 8*d.*

In the Sleaford Union the expenditure increased from 14,093*l.* to 17,819*l.*, or from 1*s.* 3 · 6*d.* to 1*s.* 11 · 8*d.* The Treasury subventions increased by 1,106*l.* The rateable value decreased from 216,606*l.* to 179,697*l.*

In the Louth Union the expenditure increased by 1,863*l.*, but the Treasury subventions were 1,403*l.* more. The rateable value decreased by 22,768*l.*

In Appendix A. 7 (B.) will found particulars of the rates in 1881–82 and 1892–93 in all the unions.

But the farmers in districts where the rates have increased are not those who complain alone, for the farmers generally state that they consider the whole principle of rating unjust, and that personal property should bear a larger share. But though this statement has almost become a watchword on the lips of the farmers, very few appear to realise that, if chattels were subject to rating, their rolling stock would have to pay its contribution.

The farmer naturally looks at the proportion his rates bore to the receipts from the farm in more prosperous times, compared with the present, and, though many have had relief in payment of rates, in consequence of permanent reductions in rent, they state that the rates now bear a considerably higher proportion to the value of the produce than formerly. On a 1,200 acre farm in the Louth Union (Appendix A. 1 (*e.*)), where the rent was reduced 33½ per cent. between 1884 and 1894, the rates and taxes steadily increased almost year by year from 214*l.* 3*s.* 1*d.* to 298*l.* 4*s.* 4*d.* In the former year they represented 4 · 2 per cent. of the gross receipts, and in the latter year 9 · 4.

I heard but few complaints as to the mode of assessment. The assessment committees do not take rent as the actual basis, but are, I understand, chiefly guided by it. They endeavour as far as possible to determine the fair annual value, which they consider is not always represented by the rent paid. Several witnesses expressed strong opinions that the rent paid should be conclusive evidence of value.

Game preserving not a grievance.

136. Generally speaking there are very few complaints about game in this county. No one raised the question at any meeting on public inquiry, though I always brought the subject forward, neither did I hear anything in the nature of a strong complaint, except in one instance, when interviewing individual witnesses. I visited most of the large estates and drove through a large portion of the county, and I can say generally, there appeared to be a very moderate amount of game kept, hares and rabbits being particularly scarce. Perhaps there may be a few instances where there is an excessive amount of preserving, but only two were indicated to me by name. On one of these it was said that the owner, who was a stranger to the county, and bought the estate for the purpose of of shooting, had intimated that he would not have hares and rabbits

killed. This was the only case brought under my notice where a landlord attempted to restrict his tenants from the free use of the provisions of the Ground Game Act. The Chamber of Agriculture alluded to this case as a solitary one, and a farmer present remarked "I should like to see more hares than there are in the county."

But even if landowners desired to overstock their land with game, the fact is they are generally not in a position to do so, for tenants on this question, as on many others, can make their own terms, and landlords cannot now afford to run the risk of either not letting their farms, or losing tenants on this ground. This view was put forward by landlords, agents, and farmers on several occasions.

At the meeting at Louth the farmers stated "as regards game we are now masters "of the situation." And one of Mr. Chaplin's tenants turned round and laughingly said to some of his brother farmers on the same estate, "My neighbours are pot hunting every day," which shows that on that estate the farmers have an entirely free hand to kill the hares and rabbits.

Mr. Paddison, of Canwick (580 acres), stated :—

> "There is no bother about game. Landlords would not dare keep too much now. They have to accommodate themselves to their tenants. Farmers can take advantage of the Ground Game Act if they want to."

At an informal meeting of farmers at Grantham, held after the market day "ordinary," it was stated that, "in some cases where game is preserved, tenants do not care to kill the hares and rabbits, because, if the landlord likes to shoot them, possibly their "friendly relations might be a little strained. But no tenant would ever get notice "to quit for killing hares and rabbits."

At the meeting at Brigg, it was stated "Farmers can generally kill hares and rabbits "as they please, but in one or two solitary cases they cannot. On one or two "estates in this district there are too many hares. There is very little bother about "pheasants."

At the meeting of the Kesteven Society in South Lincolnshire (700 members) it was stated, "There is very little bother about game. It is quite a luxury to see a "hare. The Ground Game Act has worked well. It is the small birds which bother "us; we suffer terribly from sparrows." The President, Alderman Grummitt, subsequently stated, "The Ground Game Act is a good one and has done an enormous "amount of good. I should be glad to see some legislation to prevent the landlord "letting the shooting to a stranger, without first giving the tenant the offer of it."

Farmers in Lincolnshire, as elsewhere, object to the presence of a shooting tenant, though perfectly willing to welcome the owner, and assist him in the preservation of a moderate head of game, and several concurred with Mr. Grummitt's view that it would be agreeable to them if they had the offer of hiring the shooting before a stranger.

At the meeting at Horncastle it was stated :—

> "Taking Lincolnshire all through, the game question is not a grievance. We do not like a shooting tenant."

The farmers at the Boston meeting stated :—

> "There is no bother about game. We want a close time for hares as they are getting extinct. We only object to a shooting tenant who stocks the place with rabbits, and we can't get at them in the coverts. The owners treat us all right."

Mr. W. S. Fox, of Potter Hanworth, says :—

> "On the whole question the game is satisfactory. It is very different to what it was 15 years ago."

I have received a number of replies from landowners and agents on this subject, and none of them say that there is any trouble or friction with their tenants. On some estates the hares and rabbits were always kept down within reasonable numbers, and so the Ground Game Act has had no effect; on others where more game is kept it is said that tenants kill them as they choose.

Mr. James Hutchinson, agent to the Earl of Brownlow, states that since the Act more rabbits are kept there by the tenants, but fewer hares. One agent says, there are more hares on the property since the Act, and he further states that he considers the Act has decreased the selling value of land. Another agent thinks the Act has

done harm by encouraging young farmers to waste time shooting instead of working, and also that in some cases it has caused ill-feeling between landlord and tenant.

Mr. Gilpin Brown, agent to Mr. Chaplin, states:—

"We have no difficulty about hares, rabbits, or winged game. The tenants kill hares and rabbits as they wish. But they like to see the landlord, and would not like to see him have a bad day."

Mr. C. W. Tindall, agent to the Earl of Yarborough, says:—

"Our tenants can kill ground game as they like. We take good care there are none to kill. If there are any in the woods, and if the tenants object, they are killed next morning. Our keepers know that if they kept ground game we would give them notice to quit.

In 15 miles of wood you could not see 10 couples of rabbits."

X.—Effect of the Depression upon Labour.

Conditions of engagement.

137. In Lincolnshire the system of yearly hiring prevails, in the case of foremen and men in charge of animals, that is shepherds, horsemen, waggoners, and stockmen. These are called "confined" men. Ordinary labourers are engaged by the week or day. There appeared to me to be more confined men in North Lincolnshire than in South, because in the north the farms are larger, and require the supervision of foremen, and also more sheep and cattle are kept on them, which necessitate the attendance of confined men. Moreover, many of the farms on the Wolds are a long distance from villages, and it is consequently both for the convenience of the master and the men that the latter should live on them.

Those confined men, who are married, live in cottages on the farms, which they usually have free with gardens. The young unmarried horsemen either lodge with the farmer, or more often with the foreman, who receives from his employer from 8*s*. to 10*s*. a week for the board of each, or else a small cash payment and an allowance of pork, potatoes, beer, or other food.

The hirings take place in the spring, the principal ones being at Louth, Horncastle, and Boston, but some are still hired at Sleaford, Spalding, and Gainsborough.

The married men are usually hired in February, and leave for their new situations on April 6th, but in some districts, particularly in the north, the hiring is at May Day, the new situations being entered on the 14th of that month. Single men are also usually hired on May Day. In some districts the system of public hiring is dying out, and the engagements take place either privately or by advertisement. This is the case at Lincoln, and the advertisements there usually appear in the papers in January or February. A considerable number of Irish migratory labourers come into the county for hay and harvest, but a few come as early as May, and some stay for potato lifting in the autumn. They are usually employed by piece-work, and employers generally state that they work well. As a rule, accommodation is provided for them in barns.

But the numbers who now come have been steadily decreasing, the introduction of the self-binder being the chief cause, as far as the demand for their services at harvest is required, though perhaps agricultural depression, the conversion of arable land to grass, and the improved circumstances of the Irish people in the west of Ireland, the district from which they chiefly come, are also factors to be taken into consideration.*

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* For decrease in number of Irish migratory labourers in 1892, 1893, 1894, from the west of Ireland, *see* Report by Mr. Wilson Fox, agricultural correspondent to the Board of Trade (Labour Gazette, August 1894).

A large farmer in South Lincolnshire writes: "My 13 Irishmen from Mayo, lithe, active, swarthy strong men can beat my Englishmen, who are the picked best men of the neighbourhood."

In my Report to the Royal Commission on Labour in certain selected districts in Ireland (C. 6894. XXI. of 1893) I drew attention to the high praise bestowed by north of England farmers on the excellence of the work of the west of Ireland men, who seem to frequently be able to successfully compete with men their superiors in physique, and accustomed to far higher feeding from childhood.

Without desiring to detract from the character given to the west of Ireland migratory labourers, it should be pointed out that in England they are frequently employed at piece-work, and they put forward their whole strength to earn as much money as possible during the short time they are there. When they are in Ireland employers, including English and Scotch stewards, do not speak so highly of their work. But then they are employed at day work and at a low wage. The west of Ireland men are, however, said to work much better in Ireland than those in the south.

138. I heard no complaints that the supply of labour was not sufficient for the demand except in South Lincolnshire for a week or two during the harvest of 1894, which was an exceptionally heavy one, and the crops were much beaten down by storms. Latterly the supply seems to have rather exceeded the demand for a number of oddmen were out of work in the winter 1893–1894, and again in the winter of 1894–5. At the spring hirings of 1894 a number of young waggoners failed to obtain situations. In South Lincolnshire some gangs still exist. There is a gang in Spalding of men, and another of women. Supply of labour.

The following were the number of agricultural labourers (males), taking all classes given in the census tables, including bailiffs, shepherds, all men in charge of cattle, farm servants, machine proprietors and attendants, and drovers, in the county in 1871, 1881, and 1891.

1871.	1881.	1891.
49,016	45,461	44,072
Decrease per cent. between the periods.	7·3	3·1

139. Owing to the fact that an exhaustive inquiry had recently been made in the Louth and Holbeach Unions, one a typical union in the north, and the other in the south, on the condition of the agricultural labourer, by Mr. Wilkinson, Assistant Commissioner to the Royal Commission on Labour, I did not deem it necessary to make very detailed inquiries on this important branch, except in so far as the cost and quality of labour affected the present position of the farmers, and to ascertain what changes had taken place since the Report of the Royal Commission on Labour was issued. Changes since the Royal Commission on Labour.

With reference to the latter point the wages of ordinary labourers have shown a downward tendency after the disastrous season of 1893, and the low prices of grain in 1894, and, further, more casual men were in irregular employment in the winter of 1893–1894, and again in the winter of 1894–5, than had been known for years.

This in 1893–1894, was partly owing to farmers economising as much as possible in their labour bills, and partly because there was less threshing to do, owing to the light yields obtained, but in the winter 1894–1895, lack of employment was entirely due to the farmers reducing their staff owing to the ruinous prices of corn.

Further, as fewer hired men, more especially young waggoners, were engaged at the May hirings in 1894, some of these were unable to obtain work until hay time commenced, and were again in irregular employment November 1894.

Mr. Wilkinson reported in the Louth Union, in the north, that the daily cash wage of ordinary labourers was 2*s.* 6*d.* in the Holbeach Union, in the south, from 2*s.* 6*d.* down to 2*s.* 2*d.* in the winter of 1892.

But, although on some large farms, particularly near towns in the north of the county, the wage of 2*s.* 6*d.* a day had been maintained, yet I found in both the north and south wages had generally dropped from November 1893 to March 1894 to 2*s.* 3*d.* and 2*s.*, the former wage being more usual than the latter. But that month all the men on 2*s.* were raised to 2*s.* 3*d.*, and in some cases the men on 2*s.* 3*d.* were raised to 2*s.* 6*d.* During the summer of 1894 the ordinary daily wage, not at hay time or harvest, may be quoted at 2*s.* 3*d.*, and where 2*s.* 6*d.* was paid it was generally in the north. But in November 1894 most farmers, particularly in the south, who were paying 2*s.* 6*d.* and 2*s.* 3*d.* dropped to 2*s.*

Mr. A. H. Clark, of Moulton Eaugate, Spalding, stated:—

"In the north the labour is better and the men are finer and generally receive higher wages. This is attributable to there being so many large farmers there."

The wages of confined men do not appear to have altered much, but those paid to the best class had a downward tendency in 1894, and, as has been stated, fewer confined men were hired in 1894.

I have obtained the following rate of wages paid at the May annual hirings at Boston for 1892, 1893 and 1894.

Class.	1892.	1893.	1894.
	£ £	£ £	£ £
Head waggoners (on large farms) -	18 to 21	18 to 20	18
First waggoners - - -	16 to 19	16 to 18	16
Second waggoners - - -	12 to 15	12 to 14	12 to 14
Plough boys - - -	6 to 13	6 to 12	6 to 12

Annual earnings of ordinary labourers.

140. A good deal of piece-work is given in Lincolnshire, particularly in potato and turnip districts, and thus, with the addition of harvest, also generally undertaken by piece-work, overtime money at hay harvest, beer, or beer money, the weekly wages of ordinary labourers are considerably augmented.

Mr. Wilkinson puts the annual earnings of ordinary labourers in the Louth Union, in fairly regular work, at not less than 40*l.* He says that the men often estimated their earnings at 40*l.* to 42*l.* a year, and that they did not often put them less than 39*l.*

While in the Holbeach Union, where more piece-work is put out, he states that the ordinary steady labourer's annual wages will average 39*l.* to 42*l.*

He also refers to the employment of women and children at potato setting and picking, and also at harvesting, in this union, which considerably increases the earnings of the head of the family. A very intelligent labourer, who knows both North and South Lincolnshire, told me that ordinary labourers, including casual men, and those in regular employment, earn between 30*l.* and 40*l.* a year, but he stated that a man with a family could earn 10*l.* a month at harvest as against 6*l.* if he had none.

Of course much must greatly depend on the regularity of employment in bad weather and winter, but until the winter of 1893–1894 I do not understand that the lack of employment has been considerable. The large farmers usually employ their ordinary staff "wet or dry," but many of the smaller men, who work their own land most of the year themselves, occasionally employing extra labour, frequently told me that they have recently done all they could to avoid the expense of paying wages to extra men, and no doubt in some cases the same condition applies to the large farms.

But I have already shown that much of the good land in Lincolnshire is still in a high state of cultivation, which is the best evidence that labour in many districts has not been curtailed.

At Sleaford, Mr. Rowe, who farms at Heckington, informed me that some of the men in regular employment frequently gave work to casual men on their allotments. He further stated that the casual men are chiefly those who do not care to work more than four days a week.

Annual earnings of confined men.

141. The confined men have a good many perquisites, such as free house and garden, pork, potatoes, milk, and they also take part in the harvest, and thus have the opportunity of earning the extra wages.

Mr. Wilkinson gives their annual earnings as follows:—

District.	Shepherds.	Horsemen and Stockmen.
	£ £	£ £
Louth - - - - - -	43 to 51	44 to 48
Holbeach - - - - -	43 to 48	44 to 48

The single men who are boarded earn rather less. A man of 21 years and upwards is paid between 16*l.* and 20*l.*, and his food and lodging may fairly be put at between 21*l.* and 25*l.*

Foremen are usually paid from 16*s.* to 1*l.* a week with free house, garden, and frequently potatoes, firing, milk, and other perquisites, but sometimes they get less money and more perquisites, such as pork, the use of a cow, coal, &c.

Mr. Wilkinson gives as a fair example of their yearly earnings in the Louth Union 65*l.* to 70*l.*, and in the Holbeach Union 52*l.* to 53*l.*

142. As to the question whether the cost of labour has increased or decreased, taking Mr. Scorer's figures on the Burwell farm (Appendix A. 6 (*a.*)), the weekly cash wages of ordinary labourers generally varied between 12*s.* and 15*s.* between the years 1837 and 1894. They were, however, never below 13*s.* 6*d.* between 1866 and 1894, except for three years when they were at 12*s.* They were at their highest point between 1872 and 1877, when they averaged 17*s.* 4*d.* In the 29 years between 1837 and 1866 they were 12*s.* in 12 years, 11*s.* in one, 10*s.* 6*d.* in one, and 10*s.* in two. During the remaining 13 years they were either 13*s.* 6*d.* or 15*s.* The cost of labour, whether increased.

The only years between 1866 and 1894 when wages were at 12*s.* were from 1887 to 1889, but they rose in 1890 to 13*s.* 6*d.*, and have remained at that figure until November 1894, when they dropped to 12*s.* in a great number of cases.

But it will be seen in the Tables below that the prices of piece-work in 1894 have increased since 1851, when wheat was nearly 2*l.* a quarter, but that they are not so high as in 1877, when wheat was 2*l.* 16*s.* 9*d.* a quarter. It will also be observed in the Table below that all the yearly men's wages are higher in 1894 than in 1851, but not so high as in 1877.

Therefore, taking all these facts into consideration, the actual cost of labour is doubtless dearer in the nineties than in the fifties, and it may also be safely said that in the forties and sixties too, though I am only in possession of hearsay evidence as to the cost of piece-work and the wages of yearly men in these periods. But it is quite evident that the actual cost of labour was dearer in the seventies than the nineties for wages of ordinary labourers, of yearly men, and prices of piece-work were all higher during that period. Further, taking the figures given below, and the evidence of a large number of witnesses, I cannot think that the cost of cultivation is cheaper since 1878; on the contrary on the large farms, where more machinery is being used, it is probably dearer, if the standard of farming has been maintained.

A few farmers stated that their labour bills had gone down in the last 20 years. But these were probably comparing their present bills with those in the period 1872–1877. But of course they may have been employing less labour on arable land for the sake of economy, or owing to the conversion of arable land to grass, or through the use of machinery.

A reference to the Table below will show that the labour bills in three cases increased by 13 · 3, 8 · 5, and 3 · 5 per cent. in the last few years compared with the periods 1886–1889, 1888–1891, and in three cases decreased during the last few years between 2 · 6 and 5 · 1 per cent. compared with earlier periods but subsequent to 1879.

Mr. C. S. Fieldsend's figures, given in a later Table, show that the cost of labour per acre was less on an average in the two years 1893 and 1894 by 9 · 5 per cent. compared with the five years 1873–1877, a period when wheat averaged 2*l.* 12*s.* 5½*d.* a quarter, but it was more on an average in the two years 1893–1894 by 4 per cent. than in the five years 1888–1892.

But the majority of farmers stated that since 1879 the amount of their labour bills had remained where it was, or had increased, owing to the men working less hard than formerly, and for shorter hours. In many districts the summer hours are now 6.30 a.m. to 5.30 p.m. with an hour and a half off for meals, whereas 10 or 12 years ago they were from 6 a.m. to 6 p.m. with one hour off for meals.

Another reason very frequently given for the cost of labour having increased was the impossibility of getting boys and children, as was formerly the case, for weeding and other light work, in consequence of which men have now to be employed.

The disadvantage of this is said to be much felt on farms with a large acreage of turnips. On several occasions it was suggested that children ought to be allowed to leave school when they have passed the standards. At the meeting at Spalding it was said: "Labourers could earn a good deal of money if their boys could go potato setting, "potato picking, and harvesting. A good boy will pick up more potatoes than a man "or a woman."

TABLE showing COST of LABOUR per ACRE in certain Years.
(*See* Appendix A. 1.)

Size of Farm.		Period 1. Average Annual Cost of Labour per Acre in certain Years.		Period 2. Average Annual Cost of Labour per Acre in certain Years.		Increase or Decrease per Cent. between the Periods 1 and 2 in the Cost of Labour per Acre.
	Acres.		£ s. d.		£ s. d.	
A. Arable	234	1883–1888	0 19 9½	1889–1894	0 18 9½	−5·1
Grass	240					
	474					
B. Arable	298	1886–1889	1 5 9½	1890–1894	1 9 2½	+13·3
Grass	22					
	320					
C. Arable	392	1888–1891	0 19 11½	1891–1894	1 0 8	+3·5
Grass	99					
	491					
D. Arable	140	1879–1885	1 6 1½	1886–1892	1 5 5½	−2·6
Grass	120					
	260					
E. Arable	900	1884–1889	1 1 3½	1889–1894	1 0 3½	−4·7
Grass	300					
	1,200					
F. Arable	600	1889–1891	0 19 1½	1892–1894	1 0 9	+8·5
Grass	190					
	790					

NOTE.—In all the above cases the proportion of arable land to grass has practically remained the same since 1880. Farm A. is less by 4 acres arable and 6 grass since 1882.

The following rates of weekly wages and prices paid for piece-work taken from books were paid on a farm near Market Rasen in 1851, 1877, 1894.

Year.	Price of Flour per Stone.	Price of Wheat per Quarter.	Daily Cash Wage of Ordinary Labourers.	Prices paid for Piece-work.			
				Clover Mowing, per Acre.	Corn Mowing and Tying, per Acre.	Turnip Hoeing, per Acre.	Weeding, per Acre.
1851	1*s.* 10*d.*	38*s.* 6*d.*	1*s.* 8*d.*	1*s.* 8*d.*	6*s.*	3*s.* 6*d.*	1*s.* 6*d.*
1877	2*s.* 4*d.*	56*s.* 9*d.*	3*s.*	4*s.* to 4*s.* 6*d.*	7*s.* for tying alone.	5*s.*	2*s.* 6*d.* to 4*s.*
1894	1*s.*	25*s.*	2*s.* 3*d.*	3*s.*	5*s.* for tying alone.	4*s.*	1*s.* 6*d.* to 3*s.*

The following cash wages were paid on the same farm to single men waggoners (not including board and lodging—board 10*s.* a week).

Class.	1851.	1877.	1894.
	£ s. d.	£ s. d.	£ s. d.
Head waggoner	12 0 0	25 10 0	19 0 0
Second waggoner	9 9 0	20 2 6	14 0 0
Third waggoner	8 10 0	15 0 0	11 0 0
Fourth waggoner	6 6 0	13 0 0	7 10 0
Lad	5 5 0	12 0 0	6 10 0
Total	41 10 0	85 12 6	58 0 0

In Appendix A. 6 will be found a very interesting table of wages supplied by Mr. W. Scorer, showing the rate of weekly wages paid on the Burwell farm in the Louth Union since 1837, together with the price of wheat per quarter, and the price of flour per stone since 1855.

The following table shows the average cash wages paid to ordinary labourers, and the average price obtained for wheat per quarter on Mr. Scorer's farm at Burwell for certain periods between 1837 and 1894.

Period.	Average Rate of Weekly Wages.	Average Price obtained for Wheat per Quarter, sold off the Farm.
	s. *d.*	£ *s.* *d.*
1837–1840	14 0	3 3 $8\frac{1}{2}$
1840–1850	12 $11\frac{1}{4}$	2 15 $8\frac{1}{2}$
1850–1860	12 $9\frac{1}{2}$	2 10 $3\frac{1}{2}$
1860–1870	13 $2\frac{1}{4}$	2 12 1
1870–1880	16 $2\frac{1}{4}$	2 11 $3\frac{1}{2}$
1880–1890	13 4	1 16 $11\frac{1}{2}$
1890–1894	13 6	1 8 5
1894	13 6	1 0 0*

* Note.—Up to December 25, 1894.

It will be observed on reference to Mr. Scorer's Table that the lowest point wages ever reached during those years was 10*s.* and 10*s.* 6*d.* in the years 1850, 1851, and 1852, when the average price of wheat per quarter was 40*s.* 2*d.*, 38*s.* 6*d.*, and 40*s.* 10*d.* (Appendix A. 6 (*a.*).)

But then flour was selling at about 2*s.* a stone, and the labourers were then called upon to bear a far greater burden of that temporary depression in the wheat market. And now in January 1895, when the price of wheat has dropped over 50 per cent., they are being paid throughout the county 12*s.* to 13*s.* 6*d.*, and in a few cases 15*s.* a week, and have their flour at 1*s.* a stone, or 50 per cent. cheaper.*

Low prices. Do the agricultural community benefit by them?

143. The question was frequently asked in Lincolnshire: "Who is the better for "these very low prices of agricultural produce." Examining this point purely and solely as regards the position of landowners, tenants, and labourers, it is perfectly clear that the first two classes have suffered greatly by them. Have the labourers gained thereby? Those who remain on the soil and are in regular work undoubtedly have.† But would those large numbers of men in Lincolnshire and the neighbouring counties of Suffolk, Norfolk, Cambridgeshire, and Essex, who had very irregular work from November 1893 to even June 1894, many of whom are again in irregular work in the winter of 1894–5, say that these extreme low prices of grain have been a benefit to them, which have put cheap bread in their view, but frequently I fear not on their tables.

I can point to two districts in Lincolnshire, one in Cambridgeshire and one in Essex, where relief works had to be started in the winter of 1893–1894 to enable the labourers to purchase a cheap loaf.

How long the labourers, now in receipt of regular wages, will continue to enjoy them, if the present prices last, cannot be prophesied with precision; but the effect of the depression up to the present time upon the whole body of the wage-earning classes may be measured by anyone who will drive through Lincolnshire, Norfolk, Suffolk, and Cambridgeshire, leaving Essex out of the question, and see miles of tenantless farms, acres of worthless grass and weeds, and scores of deserted cottages.

I have dealt with this subject, so constantly raised in Lincolnshire, purely from the standpoint of those whose livelihood comes from the soil. It is neither my desire nor my province to pursue the matter further, except to point out that the conversion of corn-growing land to grass, and the inability of many farmers to employ so much labour, is having some detrimental effects on the urban population.

* In 1847 flour was 3*s.* 6*d.* a stone, weekly wages 15*s.*, and wheat 69*s.* 9*d.* a quarter. In 1855 and 1856 flour was 3*s.* 2*d.* a stone, weekly wages 15*s.*, and wheat averaged 72*s.* 4*d.* a quarter.

† A small village tradesman, who keeps a general shop and farms 25 acres in South Lincolnshire, says:—"Twenty-five years ago the things in our shop cost double. The labouring classes did not live or dress "anything like so well as they do now. If they had to live as they used to they would think they were not "living at all. My father was an agricultural labourer and brought up ten of us, and I know well how we "lived 30 years ago.

The President of the Trades Union Congress, Mr. F. D. Delves, thus spoke in his inaugural address to the Congress at Norwich, September 4th, 1894:—

> "We are surrounded on all sides by agricultural labourers, the remoteness of whom from each other makes their organisation extremely difficult and costly, while their low wages in the villages, and the ever spreading endeavour of farmers to grow crops without proper labour, sends them into our towns to flood our markets, keep down wages, and hinder the work of organisation."

Decrease in wages compared with the fall in price of wheat.

144. I will now show the relative decrease in wages to the fall in the value of an acre of wheat, averaged in periods of five years between 1873 and 1892, on the Burwell farm.

Years.	Average Amount realised per Acre.	Decrease or Increase per Cent. between the Periods.	Average Weekly Cash Wage of Ordinary Labourers in certain Periods.	Decrease or Increase per Cent. between the Periods.
	£ s. d.		s. d.	
1873–1877	10 6 3¾	—	17 8¼	—
1878–1882†	6 10 5	−36·7	14 1¼	−20·3
1884–1887	6 17 9½	+ 5·7	13 2¼	− 6·5
1888–1892	5 8 9¾	−21·0	13 6	+ 2·4
1893–1894	3 4 5½	−40·7	13 6	—
Decrease per cent. between 1873–1877 and 1888–1892	—	47·3	—	−23·7
*Decrease per cent. between 1873–1877 and 1893–1894	—	68·4	—	−23·7

* *See* paragraphs 62, 63.

It should be observed that in 1893 and 1894, when wheat had dropped to 27*s.* and 25*s.*, and even to 17*s.* and 16*s.* a quarter in the autumn of 1894, that weekly wages on this farm have not been reduced.*

Cost of labour per acre at certain periods compared with value of an acre of wheat and barley.

145. The following table gives the cost of labour per acre on Mr. Fieldsend's farm of 619 acres, from 1873 to 1892, averaged in periods of five years, and in 1893–1894, together with the value of an acre of wheat and barley during these periods.

These figures demonstrate that, though the average value of an acre of wheat in the five years 1888–1892 was less by 43·1 per cent. than in the period of 1873–1877, and the average value of an acre of barley in the latter period was less by 44·9 per cent. than in the former, the cost of the labour for cultivating an acre of land only decreased by 13·0 per cent.

And further, that though the average value of an acre of wheat in the two years 1893–1894 was less by 63·0 per cent. than in the five years of 1873–1877, and an acre of barley less by 64·3 per cent., the cost of labour for cultivating an acre of land had only decreased 9·5 per cent.

Years.	Average Amount of Money realised per Acre of Wheat.	Decrease per Cent. between the Periods.	Average Amount of Money realised per Acre of Barley.	Decrease or Increase per Cent. between the Periods.	Average Cost of Labour per Acre.*	Decrease or Increase per Cent. between the Periods.
	£ s. d.		£ s. d.		£ s. d.	
1873–1877	9 6 8	—	9 13 1	—	1 3 9	—
1878–1882	7 0 8	24·6	5 15 1	−40·4	1 1 0	−11·6
1883–1887	6 0 1	14·6	7 0 1	+21·7	1 1 5	+ 2·0
1888–1892	5 6 3	11·5	5 6 4	−24·1	1 0 8	− 3·5
1893–1894	3 9 0½	35·0	3 9 0	−35·1	1 1 6	+ 4·0
Decrease per cent. between 1873–1877 and 1888–1892	—	−43·1	—	−44·9	—	−13·0
†Decrease per cent. between 1873–1877 and 1893–1894	—	−63·0	—	−64·3	—	− 9·5

* The cost of labour is calculated in periods of five years from 1874. † *See* paragraphs 62, 63.

* Note.—The average price obtained for wheat per quarter from this farm up to December 25, 1894, was 20*s.*

† 1881 excluded (figures not given).

But, though as has already been shown, the actual cost of labour per acre has not altered much since 1880, though it may be that with the additional use of machinery the cost of cultivation may have increased, the farmers' point is, as exemplified in the Table below, that they are paying the labourers more than they did, compared with the value their labour produces.

A reference to Appendix A. 6 (*a.*) will show that weekly wages on the Burwell farm only reached 10*s.* three times between the years 1837 and 1894, namely, in 1850, 1851, and 1852, and then wheat was thought to have fallen very low at the prices of 40*s.* 2*d.*, 38*s.* 6*d.*, and 40*s.* 10*d.* a quarter, and in 1894 this farmer is paying 13*s.* 6*d.* when this year's wheat averages 20*s.* a quarter up to December 25, 1894.

I have taken five farmers' accounts in Appendix A. 1, purposely excluding the landowners', and shown what proportion the cost of labour bore to the produce sold at periods in the eighties, compared with periods in the nineties, and it will be observed that in each case the cost of labour bears a greater proportion to value of the produce in the latter period than in the former.

Table showing proportionate cost of labour to value of produce in certain periods :—

Farm.	Period.	Per-centage of Cost of Labour to Value of Gross Produce sold off the Farm.	Period.	Per-centage of Cost of Labour to Value of Gross Produce sold off the Farm.
A.	1883–1885	21·4	1892–1894	27·4
B.	1886–1888	33·3	1892–1894	36·2
C.	1888–1890	18·9	1892–1894	20·1
E.	1884–1886	25·2	1892–1894	34·5
F.	1889–1891	13·0	1892–1894	18·0
A farm (1,800 acres)	1880–1881	30·0	1892–1893	34·8

146. As to the question already alluded to, whether the men do less work than formerly, I believe 90 employers out of every 100 say this is so. I found this to be the case also in the other eastern counties, in the north of England, and in Ireland. Efficiency of labourers as compared with former times.

At the meeting at Spalding it was stated, "only the old cripples remain. We have "had to use machinery instead of labour, and we do not find it has been so economical "as employing good labour."

I made a point of asking the opinion of many small holders, who had been labourers and also foremen, on this subject, and their evidence almost invariably coincided with that of the farmers. Mr. Kirke, who was once a foreman, and after taking a 50 acre farm, now farms 250 acres at Kirby Green, says :—

"The labourers certainly don't work as hard as they used to. Five out of six are looking out for the night as soon as it is day."

147. But let me say at once that the labour in Lincolnshire is of a very good quality, and the farmers all stated it compared most favourably with that of other counties. In other districts I have frequently heard the excellence of the Lincolnshire labourers referred to.* Superiority of Lincolnshire labourers.

At the Boston meeting a Lincolnshire farmer whose father farms in Norfolk, stated that he would rather have a Lincolnshire man at 2*s.* 6*d.* a day than a Norfolk man at 1*s.*, and another witness present, who farmed in Suffolk, said he would make the same comparison as regarded that county.

At the Louth meeting it was stated, "the men don't work as well as they used to, "though they are good men, especially in the Louth district."

The following statement was made at the Sleaford meeting: "The quality of "labour has deteriorated and the men work shorter hours. But our men are very "good compared with other counties. We have some of the best men in the "world.

When Assistant Commissioner to the Royal Commission on Labour I met the head ganger (a Scotchman) on the Achill railway, in co. Mayo. He said that for over 30 years he had visited agricultural districts in every part of England to collect gangs, and that the Lincolnshire and Northumberland men were the best men for work he ever met.

* A Scotchman farming near Lincoln complained of the cost of labour in Lincolnshire. He said that he was paying 2*s.* 6*d.* a day for work a woman in the north does for between 1*s.* and 1*s.* 5*d.* a day.

But in some districts it was stated that the men worked as well as they ever did. This was said to be the case in the neighbourhood of Spilsby. And at the meeting at Louth this was said to be due to the action of the Alford Agricultural Labourers' Society giving prizes for ploughing, stacking, &c.

Also there were some employers who could find no falling off in the skill or energy of the labourers. Thus Mr. W. S. Fox, of Potter Hanworth, says: "If the men "have constant and fair wages, you can get good men of all ages yet."

If it is the case that the labourers neither do so much work, nor are so skilled, this is an additional difficulty for the farmers to contend with in these hard times. Doubtless it is the case that many of the younger men have left the country districts for other work on the railways, in the police force, as carmen, or for various trades in towns. Further, it is probably the case that the present generation, possessed of more education, and with a keener desire for leisure, refinement, and enjoyment, which the use of railways and lower prices tend to foster and encourage, will not exert themselves to the same degree as their fathers did before them. Perhaps this state of things is not entirely confined to agriculture. But taking all this into consideration, I venture to ask whether farmers, in alluding to the actual inferiority of the quantity and quality of the work performed, take sufficiently into consideration the facts that the men work shorter hours, and those always fixed ones, and that machinery has also greatly lightened the character of their work.

Effect of diet on efficiency of labour.

148. In my reports to the Royal Commission on Labour on Northumberland, and in certain districts in Ireland, I collected a considerable amount of information from doctors and other qualified witnesses to show that the people are physically not so strong as they were, owing to their giving up the more old-fashioned diet of porridge, milk, and whole-meal bread, for white bread, and drinking too much strong tea.

A labourer in South Lincolnshire advanced the same theory as follows: "I have "never been in any county where the men are more handy with their work than "in Lincolnshire. But all the same, I don't believe the labourers are physically as "fine as they used to be. When I first went to service 30 years ago we ate our own "home baked bread, with plenty of milk and potatoes. Now we eat shop bread, tea, "and not so much milk, though we get bacon. Probably the change in diet has "affected the men's strength."

With reference to the acknowledged superiority of the Lincolnshire labourers it may be that in the counties where men are boarded in the farmhouses, and also where perquisites are given in the shape of food and milk, which the children can get, that the men and women are physically finer and stronger.

Perhaps climatic and race influences should be considered when comparing the capacities of men in different counties, but certain it is that in the north of England, and in Lincolnshire, where the boarding system and the paying of perquisites in food obtains, they are a finer, hardier, and more energetic race.

Profit-sharing in agriculture.

149. With reference to the subject of labour it may be of interest to mention a system of profit sharing inaugurated in 1892 by Mr. Powell, who farms 700 acres on the Blankney estate.

Mr. Powell informed me that he had conceived the idea from the system existing on Lord Grey's farms in North Northumberland, but that at present he had worked out no such elaborate method. Mr. Powell arranged to give his men the current rate of wages, and a bonus, the amount of which he was to decide, should his profits exceed 10 per cent. on his capital.

The financial results to the labourers from a system of profit sharing in these times of severe depression cannot be very encouraging, for 1893 Mr. Powell had no profits to divide, and in my Northumberland Report I showed that this was also the case on Lord Grey's farms.

Still there have been some satisfactory results for both Mr. Powell and his labourers, for in 1892 he was able to give each of his ordinary labourers a bonus of 2*l.* and the confined men and stockmen 2*l.* 10*s.* Mr. Powell considers the indirect results of such a system very beneficial to him. He says: "Though I showed a loss of 300*l.* in my "farming operations in 1893, I should have lost 400*l.* if it had not been for the increased "exertions of my men."

And he further states: "Since I have adopted the system I have found the "labourers easy to get, and easy to get on with. Quite a different feeling exists "among them altogether. I propose to continue my experiment. My brother, who "has just entered a farm of Mr. Chaplin's of 900 acres, proposes to adopt the

"same system. When it was known he was taking the farm he was deluged with "applications from labourers for employment."*

In my Northumberland Report I commented on the system of profit sharing as a means of increasing the efficiency of the men's work, by giving them a direct interest in the success of the farm, and pointed out there was no such incentive when men, skilled or unskilled, hard working or the contrary, all received the same remuneration.

Mr. Rowe, of Heckington, informed me that he appreciated the disadvantage of paying labourers possessing a different standard of efficiency the same rate of wage, and he told me of a farmer in his neighbourhood who gave his men 2*s.*, 2*s.* 3*d.*, or 2*s.* 6*d.* a day, according to their capabilities.

Allotments generally sufficient.

150. During my visit to the county I did not hear of any unsatisfied desire on the part of labourers for allotments, and as far as I could gather the supply was everywhere equal to the demand.† According to the return made by the Board of Agriculture in 1890 there were then 15,921 allotments, detatched from cottages, under 1 acre in the county, whereas in 1873 there were only 7,430. On a number of the large estates, such as the Earl of Ancaster's, Lord Brownlow's, Lord St. Oswald's, Lord Carrington's, Lord Winchilsea's, Lord Yarborough's, Lord Bristol's, Mr. Chaplin's, and others, there have been allotments for many years.

Lord Ancaster has 511 acres, comprising 1,158 allotments, at an average rent of 35*s.* 9*d.*, landlord paying rates and taxes and keeping hedges, ditches, and gates in repair. He also has 261 acres of cow commons in 197 lots, at an average rent of 32*s.* 5*d.*, landlord paying the outgoings except in two parishes. In addition there are about 50 acres of cow commons rented by small farmers.

At Appleby Lord St. Oswald lets 42 holdings with a house, each of the size of $3\frac{3}{4}$ acres of grass and half acre of garden at a rent of 8*l.* 5*s.* when the house is old, and 10*l.* when it is new. These holdings have existed since 1711. About two-thirds of the men are agricultural labourers, and the rest follow some trade or are higglers. They all keep a cow, a pig or two, ducks and hens, and some keep bees. On the arable land they grow potatoes and vegetables. The wives look after the land when the men are at work, and in consequence it is said to be impossible to get a charwoman in the village.

Lord Carrington has 177 holdings and allotments at Spalding under and including 5 acres. Those of an acre are let at 32*s.* and 33*s.* and those of a rood in the Fen at 30*s.* an acre.‡

On the estates of the Earl of Brownlow nearly every householder is provided with a garden of 30 perches to a rood, attached to the house, and in many cases there are in addition detached allotments let with the houses. These have been in existence for a great many years.§

The average rent of cottage holdings, including house and premises, varying between 4 and 20 acres, is 2*l.* 19*s.* 10*d.* per acre. Land let without houses 1*l.* 9*s.* 6*d.* per acre.

Mr. Charles Sharpe, of Sleaford, has about 120 allotments of an acre each at Heckington and Hale, which are much appreciated. Mr. Sharpe first commencee with 20 half-acre allotments about 10 years ago, but owing to the representation of the men that half an acre was an inconvenient size to work he increased the quantity to an acre, and has always let acre allotments since. An acre is about the least quantity that can be ploughed (cost, about 8*s.*), and when this is done the men can do the rest of the cultivation in their spare time. It seems that the men like them of this size for the reasons stated, or else not more than quarter of an acre, which can be cultivated by spade labour. Since Mr. Sharpe inaugurated allotments the benefit societies, the rural sanitary authority, and several private owners have let allotments, making a total of 230 in addition to Mr. Sharpe's, who says that every deserving man has now acquired one.

* Twenty men are now paid under this system on this farm, but Mr. Powell anticipates there will be no profits in 1894.

† A labourer near Sleaford says: "I believe most of the villages have got allotments. Some of the labourers "complain the rent is too high. Of course in some cases they have the best land close to the villages, but still I "think the rents are sometimes too high. Owing to the allotments many men keep pigs now, which is a great "advantage to them."

‡ Lord Carrington pays all rates and returns 1*s.* to each holder for punctual payment on the day of collection.

§ Note.—There has been an increase of allotments in five parishes on the Brownlow estate since the Allotments Act. But this has been in response to applications made chiefly by non-residents on the estate.

Some of the men on Mr. Sharpe's allotments who had done well expressed a desire for more land, and he has let four of them small holdings from 20 to 30 acres and put up buildings for them. These have answered very well and given great satisfaction. This size of holding which a man can work and pursue some other calling as well or occasionally work for wages, seems to answer well where the land is good and conveniently situated. The chief crops grown are barley and potatoes, but most of them grow sufficient vegetables for home consumption. Pigs are usually kept, which are found to be profitable, and they also furnish manure.

As Mr. Sharpe himself farms 1,000 acres, and buys large quantities of artificial manure, he lets his allotment tenants have small quantities at cost price. Rents are payable a year after entry, which is a great convenience to the holders. Mr. Sharpe is always paid the rents punctually.

Mr. Sharpe considers the following conditions, in addition to a moderate rent, must be observed to ensure the success of allotments or allotment holdings:—

> "In the first place the land must be good; that is to say, be in what the farmer calls 'good heart,' as well as naturally fertile, and it must possess the very desirable quality of easy working. Further, it must be near the village, for if the labourer has to trudge too far to get to his allotment after he has finished his day's work, he is very naturally apt to regard the game as not worth the candle. Then the allotment must be near a good road, for, if it is not, the conveyance of manure and removal of produce become operations too elaborate and laborious to be undertaken."

Mr. Sharpe thus sums up the results of his allotment system:—

> "The working of the system in this neighbourhood has had the effect of improving the habits and position of the labourers. Their spare time, whether it be evening or an occasional day off from their usual work, is spent on their ground, and the profit they realise represents their time saved and turned into money. In most cases but for their employment it would have been worse than wasted."

At Sleaford Lord Bristol lets 28 acres for allotments at two guineas an acre, rates free, and 50 more acres have been added this year. The men who rent them are labourers, navvies, artisans, and small tradesmen. They chiefly grow barley and potatoes. One of them informed me he made a considerable profit by growing onions.

At Crowland there have been 150 half acre allotments for the last 50 years, and there are also about 100 occupiers on holdings between 2 and 7 acres, who sometimes work for wages, do harvest work, higgling, &c.

Many other instances could be given of allotments which have proved a success to those who rent them, and an indirect advantage to landowners, employers, and to the locality generally. But as this subject chiefly affects the labourers, and has recently been dealt with in detail, as far as two unions are concerned, by the Royal Commission on Labour, I have refrained from treating it at length, and have confined myself to giving a few instances, and indicating generally that the county is well supplied with allotments.*

Labourers and co-operative societies. Co-operative stores, Building Society, and Bank.

151. The secretary of the Lincoln Co-operative Society, Mr. Duncan McInnes, gave me some interesting information as to the progress they had made in extending their work in the agricultural villages.

This Society, which has its head-quarters in Lincoln, has a membership of 8,240 persons. It trades with its members in almost every commodity, and in connexion with it there is a Bank, and also a prosperous Building Society through which 26 working men already are owners of their own houses, some of which have been built by the society, and others bought, and 116 are in process of possessing them. A working man in Lincoln can become the owner of one of these houses in 17¾ years at a cost of from 165*l.* to 330*l.* About 34,000*l.* has been advanced for this purpose since 1882.

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* Note.—A labourer says:—

"Labourers often say, 'If we can grow all this stuff why can't a farmer.' The answer is this:—(1.) They have the best land. (2.) They have just enough to manure heavily. (3.) They often get helped by their employer, who ploughs, drills, or lends them a horse and cart. (4.) They consume everything, and are independent of markets. It does not matter to them what price barley or potatoes are when they feed their pigs. Hence price does not affect them. (5.) They employ no hired labour."

Referring to the results of the Society, Mr. Charles Scorer, solicitor, of Lincoln, said :—

> "I attribute much of the thrift, orderliness, and the manly independence of our working classes in Lincoln to the fact that they belong to this Society, which enables them to save, and gives them the opportunity of acquiring their own houses."

The number of members belonging to this Society is evidence of its popularity as a commercial enterprise. The advantage to the community of obtaining good commodities at the cheapest possible rate, of being able to dispose of their own commodities to the Society, receiving the price either in cash or goods, of participating in the profits, of keeping out of debt, and of saving money, are obvious.

But it is with the agricultural members of the Society with whose position I will shortly deal. Those who are heads of families number over 2,228 ; of these 2,000 are agricultural labourers, and the rest are chiefly the smaller yeomen and tenant farmers, village artisans, platelayers, and policemen, but some landowners and large farmers also belong. The agricultural members in some branches longest established have an average of 12*l.* 10*s.* a head in the Society. The secretary stated, "We like to have "the squires as they sell us good stock."

In some cases the establishment of the Society in the villages was a matter of difficulty. It introduced the new system of cash instead of credit. It meant, in short, the death of the village shop, whose profits in the future were to be divided among the labourers. But most of the difficulty in starting the Society lay in the fact that many of the labourers had a running credit at the shop from which it was not easy to escape.

But now the secretary is able to state :—

> "The agricultural labourers who have joined us are much better off than they were. Besides the financial improvement we notice the improvement in the individual. We attract the best class of agricultural labourers."

It is stated that the small farmers and labourers with allotments find the Society an excellent outlet for their produce, such as cattle, sheep, pigs, butter, eggs, vegetables, fruit, &c., and they frequently exchange it for good sound groceries and other goods. Thus they obtain a profit both as sellers and buyers.

The following statement compiled for me by the secretary for the year ending October 4th, 1894, shows the satisfactory position of the country members belonging to the Society :—

Name of Branch.	Date when established.	Amount of Net Profit made since Establishment.	Amount of Net Profit made last Year.	Amount of Money put in Society by Local Members last Year.	Amount withdrawn from Society last Year by Local Members.*	Amount still standing to Credit of Local Members.
		£	£	£	£	£
Welbourn - -	1878	6,435	887	122	683	3,506
Metheringham - -	1881	5,814	815	97	572	3,308
Saxilby - -	1883	2,720	340	67	427	1,342
Bardney - - -	1886	2,261	303	30	317	1,242
Horncastle - -	1886	2,150	405	746	426	1,827
Sleaford - - -	1887	3,802	879	416	800	3,401
Market Rasen - -	1892	619	172	57	268	560
Bassingham - -	1892	225	126	90	103	475
Reepham - -	1893	161	127	174	46	516

* The money withdrawn is used for household needs, for buying pigs, cows, seed, and manure for allotments and for providing outfits for children leaving home for farm or domestic service.

With reference to the success of the Bank, Mr. McInnes states :—

> "The practice of using the Society as a Bank grows yearly, and I am convinced will continue to do so as allotments and small holdings become more general. It will be seen by the statistics that the Society is converting the labourers into small capitalists.

"It should be stated, however, that there is a grade of agricultural labourers everywhere throughout our organisation who are so heavily in debt to packmen and others that the Society's help is out of their reach. This class includes the idle, drunken, and improvident. Our contention is that we prevent this low grade from being recruited from that immediately above it. We *level upwards* and prevent *levelling downwards*.

"From close observation and long experience among all classes of workers, I am convinced that in none is there such an ardent *desire* to better their condition by any honest means as in the agricultural class in Lincolnshire."

Difficulties in the way of agricultural labourers owning their own houses.

152. It is probable that agricultural labourers in regular employment, even if they could afford it, would seldom care to own their own houses. By doing so they might find themselves in serious difficulties if they left their employer, because they could not leave that particular district in search of other work, and further, if a good foreman's place offered itself in another part of the county, they could not move. And, however desirable it might be to give the labourers an incentive to save money, I think that the aspiration of a labourer or a foreman, who desires to remain on the soil, is to become a small farmer. If he can, or does, save, it is to this end, and not with the object of becoming a permanent agricultural labourer in a restricted area.

On this subject Mr. McInnes says: "There is very little demand for houses by "agricultural labourers. Probably because they are afraid of not getting employ-"ment, and that it would be dangerous to become a fixture."

But one labourer has cleared his cottage, and seven others have taken advances.

XI.—Effects of the Depression on other Interests.

Effects of the depression on other interests.

153. Besides owners and tenants of land, other interests have doubtless suffered severely. Naturally the tradesmen, whose customers' incomes have been reduced by 50 per cent. or more, have suffered from their reduced expenditure, from bad debts, and the length of credit they now have to give. Banks, too, have found their agricultural business at a low ebb, for accounts that used always to be on the right side are now on the wrong.

Of mortgagees none perhaps have suffered more than solicitors, some of whom are said to have advanced very large sums of money. Frequently more than two-thirds of the purchase money was advanced, and I heard of cases where practically the whole amount had been forthcoming to hard-working, industrious men.

Up to the present time, although in many cases the mortagees have had to take what they can get, they have not generally lost so much from their speculation in land as those who bought it to let, because many are in a position to exercise pressure, while a landlord has now often to submit to the pressure of his tenant, or else elect to farm his own land, unless it happens to have some special attractions which create competition. But none the less those mortgagees who have been forced to foreclose have not infrequently lost 25 per cent. and in some cases up to 50 per cent. of the money they advanced.

It was stated by a solicitor at the Louth meeting that the average interest now paid on a sum of 27,000*l.* advanced on land bought before the depression was 2½ per cent., instead of 4 per cent.

Another class who have suffered severely are the clergy, whose incomes are chiefly derived from glebe lands, as well as those who have suffered from fall in value of tithe. The incomes of many of these were always small, and they are now frequently very greatly reduced, leaving the glebe-holders no margin to enable them to accede to the requests for expenditure on repairs and drainage, which has been possible for some of their more wealthy neighbours.

XII.—Dairy Farming, Poultry Rearing, and Market Gardening.

Lincolnshire as a dairy county.

154. Lincolnshire is not a county where dairying is carried on to a considerable extent, for the great proportion of it is arable. And the fact that there are no great consuming populations in the towns render the sale of milk and butter in the county a restricted one, though there would be no reason, if the land was suitable, why butter and cheese should not be made to sell in other centres. But a great deal of the land is

unsuitable, though no doubt in some districts more could be turned to grass, which would become of value within a reasonable time. But in other districts this does not appear to be so, particularly on the inferior lands, as I have already indicated.

155. The eastern side of England will not grow grass like the western. Lack of moisture in the spring, and easterly winds, are two causes which operate against its successful growth apart from the unsuitability of the soil. In Lancashire, Westmorland, and Cumberland, for instance, land will become good pasture in many cases in five to seven years if properly treated, while in the eastern counties about that period it is frequently absolutely useless, and not worth a 1*s.* an acre rent. There are of course some splended grazing districts in Lincolnshire, but there it pays better to graze stock than sell milk to London, which is at too great a distance to successfully compete with others. The conversion of arable land to grass.

In 1893 as compared with 1883 the acreage of permanent pasture had increased 8·6 per cent., clover and grass under rotation 11·4 per cent., cows and heifers in milk and calf 14·4 per cent.

I frequently asked farmers whether it was practicable, assuming that wheat growing in England at remunerative prices was doomed, to increase the area of their grass land. On the Wolds, the Heath, and the Cliff the same answer was invariably given, "the "land is only suitable to our present system, if we cannot make that pay it must go "out of cultivation." Then again on the clay lands, it seems that this will not hold grass. At any rate I saw some which had been laid down 12 to 14 years, which had no bottom and was nearly worthless. Whether it would ever pay from a commercial point of view to treat such land generously for a series of years I can offer no opinion, as it would be a matter of experiment. But no farmer would at present prices be likely to make it, though the landlord would probably pay for the seeds at 30*s.* an acre. It pays them better in the present to let it lie a year or two in seeds, and then plough it up before it begins to deteriorate, unless they practially abandon it, to save all expense of labour on it, and, even if they had the capital to put on manure for a series of years, farmers are not sufficiently sanguine of obtaining remunerative prices, or of their remaining on their holdings, if times get worse, to embark on a speculation of which they may never reap the full benefit.

Mr. W. H. Ward (2,500 acres), of Carrington, near Boston, informed me that he had turned down 200 acres of clay land in the last 20 years, and that it is now good pasture and he is now breeding more stock. He is of opinion that land can be turned to grass in the Boston district if properly treated, though the farmers I met at the meeting of the Boston Agricultural Society differed from this view.

But, turning to the better class of arable land, there is no doubt some of this could be laid down to make fairly good pasture in time, if treated well, particularly about the third year, for some of it was good pasture years ago, and was ploughed up when corn rose to higher prices. But though this would not take so long as the inferior land to become of some use, unless it had been farmed out, it would probably take too long for farmers to let it lie practically idle, unless the landowners undertook the whole expense.*

When discussing this subject at the Lincolnshire Chamber of Agriculture, Sir John Thorold, president of the Royal Agricultural Society of England, stated, that turning land to grass "was a landlord's job"; that the landlord must pay for seeds and manure, and let the land cheap to the farmer during the time it was of little use to him, looking to recoup himself hereafter. At the same meeting, Mr. C. W. Tindall, agent to the Earl of Yarborough, stated: "The clay lands won't take grass, though "some lands will, but generally speaking land in the eastern side of England will "not pay to turn to grass." The Lincolnshire Chamber of Agriculture stated: "Lincolnshire is not likely to become a dairy county. The land and climate is "unsuitable, also we have no big towns and the expense of sending to big centres "would be too great." Again Mr. Edmund Turnor says: "The clay land will not "lay down well to grass. It seems little use after three years. It does not lie down "naturally as in Cheshire and won't get into a turf. The basic slag is the best for it."

* Mr. Stansall (270 acres) says: "I have laid down 52 acres in the last five years on land of a sandy nature. "I put heaps of pond clay and road scrapings on it, and by means of putting plenty of dressings I have made "it do."

The following extract from a letter from a landowner refers to the possibility of laying certain land down to grass, and to the necessity for the treating it with plenty of manure, and more than it is often accustomed to get.

"The enclosed letter* to me from Messrs. Sutton puts the finger on one great prejudice of many farmers, that pasture must maintain itself with at most a little cake through the stock, never allowing it to share the farm manure, which should be common both to it and the arable. There are districts in the lowland between Louth and the coast where the magnificent alluvium is so deep that it will grow splendid grass without any 'management' at all, and, as a rule, our farmers also leave severely alone the average keeping grass on their farms, which has perhaps so moderate a subsoil that it must be generously treated to give the best return.

"I do not think that the wholesale turning of moderate land to grass is advisable, but I am sure that, owing to pastures having been ploughed up in days of high corn prices, very many farmers in these parts have an insufficient amount of 'keeping grass,' and that it would be wise of landlords to rectify this defect and restore the balance between arable and grass. My own experience is that the most generous effort in this direction is ill received by the old fashioned tenant. He hates losing his arable, though he swears it is breaking him, and he looks upon the provision of seed and decrease of rent, while laying down, as a poor set off against the necessity on his own part of afterwards doing the land well. And this is often found to be the case among tenants whose treatment of their arable land is generous."

Another large landowner writes:—

"I have given tenants seeds amounting to about 2*l.* per acre for laying land down to grass. But after about five years they nearly always wish to plough it up again. As no farmyard manure has been put on the seeds they are worn out in our east coast climate."

In the neighbourhood of Grantham I was told by the Grantham branch of the Chamber of Agriculture that a considerable quantity of land had been turned to grass in recent years, but that most of it was Yorkshire fog, Essex slag, and couch grass.

Mr. C. Beasley, agent to Sir W. E. Welby-Gregory, writing from this district says:—

"Some has been very badly seeded down in the neighbourhood, and is of little value. But I consider this is more on account of the character of the land than the manner in which it has been treated."

At the Brigg meeting it was stated "on the Wolds no land has been turned to grass, "but there is a tendency to let seeds lie a year or two, but on the low land in the low "lying districts there is a growing tendency to leave it down as grass." Mr. W. C. Brown, of Appleby, stated that he had laid down 40 acres four years ago, which was now keeping five gimmer hogs to the acre.

At Spalding at a small meeting of Mr. Clark, of Moulton Eagate, Mr. Calthorp, Mr. Tatham, Mr. R. Smith, Mr. W. Caulton and Mr. Mawby, it was stated that "the "majority of the land here will not pay to turn to grass, and in less than three years "we have none left. It is impossible to lay fen land down, and, as the strong land takes "at least 10 to 15 years it would not pay. On the best medium soils and in the fens "you can let seeds lie down for two or three years. Much of the inferior grass land

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* Letter from Messrs. Sutton, seedsmen. April, 1894:—

"The nature of the soil our representative has inspected, though not likely to make a first rate pasture, yet with liberal treatment it should make good accommodation grass land.

"We should advise an intermediate mixture of permanent grasses and clovers, consisting of a good proportion of the stronger grasses, with a medium quantity of the finer sorts that are adapted to the soil. Notwithstanding the variation in the texture of the surface, some parts being very heavy and close on the clay, others deeper and lighter, yet we can prepare a mixture that will do for sowing on the whole piece, with every prospect of making useful grass land.

"The treatment we should recommend is that the portion here ploughed up should have a crop of early turnips, and be fed on the ground, and, if supplemented with cake or corn, it will be to the advantage of the grass; the grass seeds to be sown down with corn in the spring. After the corn is off the land a dressing of farmyard manure (or artificial) will greatly benefit the young grass plant, and the following year the field should be mown early and before the grasses are in flower; taking two light crops instead of one heavy cutting will be to the advantage of the subsequent pasture. The subsequent year the grass may be grazed with sheep and cattle.

"We must strongly urge the importance of grass land of this description having liberal treatment in manure, either as a top dressing of farm yard manure, or as cake and corn supplied to the cattle. Without liberal treatment of this kind of soil, the pasture grasses are apt to die out, and common indigenous grasses and weeds take their place. The portion that is going to be fed off might be summer fallowed and the grass seeds sown with the other in the spring."

" is now being ploughed up, but a great deal of strong land in the county is now in " grass, owing to its being unprofitable for tillage, and it is worth very little except " for grazing a few sheep.

" The butter made from the land not suitable to grass goes down to 5*d.* a pound. " We have no large consuming populations here for butter, no trades, and no manu- " factories, and, though this is one of the finest agricultural districts, there is no " future for dairying."

Mr. Calthorp also stated that between Spalding and Norfolk a great deal of land had been laid down, but that it would take 15 years to make good, and also that some of the inferior land had been allowed to lay itself down.

156. The witnesses I interviewed did not speak hopefully for the future of the milk-selling business. There is room for a certain number of farmers to sell it in the neighbourhood of Lincoln, Gainsborough, Louth, Grimsby, Brigg, and other towns, but the supply is already tending to exceed the demand, and the prices are dropping to a point which renders the trade unprofitable. But one gentleman whose account is given in Appendix A. L., who has opened a shop in a town for the sale of butter and milk, both from his own farm where he has about 60 cows, and from others, seems to have found farming more profitable than he did before he embarked on this particular branch. His own farm is about 1,000 acres of which 334 acres are arable. From the year 1879 to 1885 inclusive he shows a loss of 701*l.* 9*s.* 6*d.*, while for the years 1886 to 1893 inclusive, he shows a profit of 968*l.* 18*s.* 2*d.* In the first period of seven years he only showed a profit in two years, while in the second period of eight years he only showed a loss in one. This witness stated that since he started the business in 1885 more farmers have gone in for selling milk in the district, and, in consequence, the price has gone down, and that frequently he gets milk offered to him at a price it cannot pay to produce. With reference to the lowest price at which farmers can afford to sell milk, assuming a man has to keep a horse and cart to drive the milk to a town twice daily, he names 8*d.* or 8½*d.* an imperial gallon all the year round, but he says that milk is being sent into the town at 6*d.* a gallon in the summer months and 8*d.* in the winter ones, which he says cannot possibly pay the farmers. He says there is no opening for more farmers to sell milk there, or in any other Lincolnshire towns. And he does not consider it worth anyone's while to send to London, or the Yorkshire towns, paying a railway rate of 1½*d.* a gallon. Milk selling.

Another farmer on about 300 acres, about a mile from Gainsborough, went in for milk in 1886. He has about 30 dairy cows. He got his landlord to put up more sheds for him, and he himself has laid down over 50 acres to grass. He also bought an engine which grinds cake, cuts chaff, pulps, cuts turnips, crushes linseed, and grinds corn, and, while the engine is running, potatoes can be cooked with the exhaust steam. His milk is fetched from Gainsborough twice a day. On a daily average his cows give from 50 to 60 gallons of milk. With about 10 gallons of this he makes butter, and gives the skim milk to pigs, for he keeps about 20 porkers, which he sells when they are 14 stones weight. Speaking of the results of the business he says: " Most " certainly this has done much better for me than sticking to my old course, though " the dry summer of 1893, and the lack of food that winter, caused me considerable " loss," He says that a good many other farmers have lately gone in for milk, but does not think they can make it pay by selling it in Gainsborough, as the market is fully stocked.

The few who send milk by train, to sell at a distance, complained much of the railway rates. Another disadvantage is that as the milk cannot be delivered for first delivery a lower price is obtained. Among those who gave evidence on this point was Mr. Powell, of Blankney, and Mr. W. C. Brown, of Appleby, Doncaster. The latter who sends milk to Barnsley, and who complained of the railway rate of ¾*d.* a gallon, owner's risk, said that nevertheless it paid him much better than beef. He sells 100 gallons a day in winter and 70 gallons a day in summer. Mr. Brown refrigerates all the milk he sends away, and weighs the milk of each cow one day a week morning and evening, to see which cows are paying him. Mr. Brown states that three or four others are selling milk from his neighbourhood, but that want of markets and distance from stations operate against farmers taking up this line of business to any extent.

157. The butter made in Lincolnshire, as in Suffolk and Norfolk, is frequently of inferior quality. It is said that this chiefly arises from want of technical knowledge, though probably the lack of rich pastures, such as are found in some of the noted dairy counties, partly accounts for it. In Lincolnshire butter-making for sale is generally Butter-making in Lincolnshire often inferior.

little practised in the farmhouses, and dairies are seldom provided with all modern requisites. But not only does the quality of the butter require improvement, but uniformity, which is essential if English farmers are to successfully compete with the foreign producer. I have been told that uniformity is even more important than quality to command a market, and that a man could make a contract to sell uniform second-class butter easier than a better quality upon whose uniformity the merchant could not depend. It certainly does seem strange to go into a great agricultural county like Lincolnshire, which possesses splendid stock, and much fine land, and to find New Zealand and Danish butter largely sold in the towns. But I have seldom heard anyone say that it would be impossible for English farmers to produce as uniformly good a quality of butter as that imported from abroad. And I have heard many assert that if the general quality of English butter could be improved, and adulteration effectually dealt with, that there is every prospect of English farmers successfully competing with foreign ones. In cases where I have found good butter being turned out of a uniform quality there was plenty of competition for it. If this is generally true it would seem that there is some hope that English farmers may yet receive a portion of the large sum which annually goes out of the country for foreign butter. Doubtless it would be difficult to get uniformity in a district of small farms, but if the people there could get a better price for their butter it would be a great assistance to them. The county councils have been active in giving instruction both in butter and cheese making, sometimes with disappointing results as far as attendances at lectures are concerned, but perhaps when they have succeeded in teaching the preliminary lesson that people have something to learn, they will be able to command attention, and perhaps some enthusiasm.*

Writing on this subject, Mr. John Evens, junior, of the Lincolnshire Dairy Company, says :—

> "We find a very great difference in make, quality, and uniformity of local butter, chiefly, I think, because Lincolnshire farmers, as a rule, only keep two or three cows, and then do not consider the subject of much consequence.
>
> "More attention has lately been paid to butter-making, and, owing partly to technical education, many of our larger producers do make a better and more uniform quality of butter. This undoubtedly is better able to compete with foreign butter."

But if the quality and uniformity of butter made in the farmhouses cannot be sufficiently improved to compete with that made abroad, perhaps factories and creameries could be started in certain districts which would secure these results. Objections are always put forward to schemes of this character, but they are proving successful abroad, and also in Ireland.

A butter factory.

158. A factory at Sutton-on-Sea has been working for about two and a half years, called the Sutton-on-Sea and District Farmers' Dairy Company, and has met with fair financial success in making butter and cream, but the indirect results have been more encouraging. Mr. Alliss, of Alford, says: "Before the factory started the average "weekly price of farmers' butter, summer and winter, was 9½*d.* a pound. Now the "butter has advanced 10 per cent. in price, because of the greater demand from "the district, and because the people have been stimulated to make a better class "of butter." Mr. Simons, the manager, says: "We can always sell butter that "is uniform in quality. We are selling it now to schools in Harrowgate and "Uppingham at from 1*s.* 3*d.* to 1*s.* 6*d.* a pound. This is an incentive to the "people in the district to make better butter. If we could get uniformity in Lincoln-"shire, and we produce the very worst butter there, we could go in for much more "dairying, and command a better price. I am sure we could stop the flow of imported "butter."

Also Mr. Fitz Allan Howard, of Spalding, says :—

> "There has been an indirect benefit from the fact that the price of butter has risen 1*d.* a pound in local towns to the farmers who make up their own butter, and also for those who send milk to the factory.
>
> "The Company have now let the dairy to the Simplex Dairy Company, who send the cream up to London, and make the separated milk into cheeses. They are willing to take all the milk they can obtain. But I am of opinion that

* The Lindsey County Council has established a course of lectures at which practical instruction is given in Stilton cheese making, in the hope that this industry may be promoted especially among the smaller farmers. It is possible that they may establish a school for this purpose near Gainsborough.

farmers will discontinue to send their milk there unless they can obtain more than 5*d*. a gallon, the price up to August 1894."

The Dairy Company send round for the milk within a radius of 6 miles, and a number of farmers sell their milk. They were getting for milk in April 1894 what would be equivalent to 13*d*. a pound for butter, when formerly they only got 9½*d*. to 10*d*. a pound, and had the risk of not selling it. This has been found to be a benefit to small farmers with a few cows. They can buy back skim milk at 2*d*. an imperial gallon. The secretary spoke highly of the simplex churn, which kills all odours and enables cattle to be fed on ensilage, and, as the land in the neighbourhood is strong, he considered it would prove most valuable.

Mr. Alliss, of Alford, is of opinion that the difficulty of obtaining labour would operate against dairying. He says that servant girls will not milk now, as they consider it beneath them to do so, and that lads milk badly and require constant supervision.

Evidence on butter factories.

159. Mr. G. Williams, who farms 700 acres on the warp land in the neighbourhood of Gainsborough, has recently been in Australia and New Zealand, and he says that in the latter country they are going in largely for making butter, and that factories are getting very common. Milk can be bought for 2½*d*. to 3½*d*. a gallon, but more is being produced than is required. A great deal of butter is frozen and sent over to England. Mr. Williams thinks that factories in England should be created to ensure the butter being purer and more uniform, in order to command a sale in preference to the foreign.

Mr. John Evens, junior, of the Lincoln Dairy Company, however does not think that creameries and butter factories can be worked so successfully here as abroad. He says: "In foreign countries with cheap land, low rent, few rates and taxes, and cheap "labour, they can afford milk at a price that it cannot possibly be produced at here, "and the cost of carriage of their butter is so small that I think they can certainly "produce there, and pay carriage here, cheaper than we can produce it at home.

"The only way in which I think creameries can be successful here is that they "must be situated in the centre of a milk-producing district, where the farmers can "drive their milk in, and take back the separated milk for calves, pigs, &c., eaving "the cream to be made into butter."

A striking instance of a failure to make first class butter pay came under my notice, namely, Mr. Swan's Stonefield Dairy at Lincoln, which was started about 1882. This gentleman conducted his dairy on the most approved modern principles, and had everything in the way of sheds, machinery, and dairies which it was possible to procure to ensure the production of the best butter.

Mr. Swan kept 90 pure bred Jersey cows immediately at the back of his own house, practically in the city of Lincoln, renting about 70 acres, where he grew rye and lucen for ensilage, paying 3*l*. an acre rent. The butter was made of the very best quality, and took many prizes at shows. Some was sold in Lincoln, but a good deal to customers in different parts of the country, through advertisements in papers, at 1*s*. 6*d*. a pound. The average produce of each cow was 400 gallons of milk a year.

Mr. Swan went in largely for silos, and he could make as much as 700 tons of ensilage, but he usually made between 250 and 650 tons. The following figures show the number of pounds of the butter sold from the Stonefield Dairy in 1892 and 1893, and the quantity of the milk to a pound of butter:—

Year.	Butter.	Milk.	Butter.	Milk.
	lbs.	lbs.	lbs.	lbs.
1892 - - - -	20,279	364,497	1	18·0
1893 - - -	23,378	396,583	1	16·9

It was certainly disappointing to hear that this experiment of Mr. Swan, upon which so much skill, care, and capital had been expended, had proved a distinct financial failure, in consequence of which he sold off his valuable herd of cows in May 1894. Perhaps Mr. Swan laid out too much capital in the undertaking, perhaps the rent was too high, though it is immediately adjoining the town, and must be a valuable property, but at any rate he could not make butter pay at 1*s*. 6*d*. a lb. And it would

probably not be possible to ask a higher price than this, even of the wealthier of the public, for the richest and purest quality, when they can get butter, perhaps not of the same high class, but sufficiently good for their purpose, at that sum elsewhere.

Adulteration of butter.

160. Mr. Swan attributes the failure of the Stonefield Dairy entirely to adulteration of foreign and also English butter, which he considers goes on to a very considerable extent, and he says that if it could be stopped a profit could be obtained on butter-making, and double the number of cows would be kept in England. Mr. Swan showed me the following advertisement from an English paper of country rolls of butterine which he considers is simply intended for butter makers to mix with their butter :—

"*Reduced. Fresh sweet Butterine*, 3½*d.* lb., 14 lb. tubs 3*s.* 10*d.*, country rolls 4*d.* lb., 3*s.* 8*d.* case, less 2½ per cent. discount."

I saw numerous extracts from papers to prove that extensive adulteration exists both in foreign and English butter, but this opens up too wide a subject to be adequately dealt with in a report on a single county.*

Mr. Swan is of opinion that the present law is strong enough to cope with adulteration if it were put in force by a central authority.

Poultry and egg rearing.

161. I endeavoured to get some information as to the extent of poultry and egg farming in the county, and also as to how much this branch could usefully be extended. On this subject I had the advantage of hearing the evidence of Mr. F. A. Dorrington, of Caistor, Mr. R. Wright Wyles, of Bottisford, Mr. Bygott, of the Brocklesby estate, Mr. Lill, secretary of the Turkey Club, and Mr. Powell, of the Blankney estate.

From these gentlemen I gained the general impressions that poultry farming can with care and attention become a useful addition to ordinary farming operations, but that poultry farming as a business, carried on without a farm, with land to rent and all food to buy, could scarcely be made to show any return; that in many instances poultry farming might be extended with advantage; that greater knowledge was generally required by keepers of poultry as to the choice of breeds, both for laying purposes and for the table, and also on general management. Several of these witnesses considered that a better means of marketing should be devised to enable farmers to reap the benefit of the high winter and spring prices.

Mr. Lill, who farms 100 acres, and has taken numerous prizes for poultry, says :—

> "I am confident that more profit could be got in the country from producing eggs if people would select their breeds more judiciously. If farmers were educated in hen rearing, I believe England would produce three times as many eggs. It is as easy to get eggs in January as in April by hatching early, keeping a good laying strain, feeding in cold weather with hot food, providing good housing, and keeping them clean. A frequent cause of hens not laying in the winter is that they are kept in too hot houses, and so get a chill when they come out. As long as they have no draught they should have plenty of ventilation."

In recent years Mr. Lill has been well satisfied with the results of his poultry farming. He says: "It is poultry alone which has kept me going." Mr. Lill, Mr. Wright

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* In a manual on dairy farming in Devonshire, by Mr. Alexander Watt, F.S.I., which includes a report on dairying in Normandy and Brittany, some very interesting information is given as to the mode of dairying in those countries, the rents, conditions of tenure, and wages, the system of butter factories, the existence of adulteration, &c. Mr. Watt quotes a case where a butter-factor was caught red-handed with 9½ tons of "pure Normandy butter" packed for England which contained 25, 33, and 40 per cent. of margarine. He was stated to have received 62 tons of margarine in four or five months. Further, he was stated to have had certificates from three English commission merchants, whose names were published, to the effect that they had always been satisfied with his butter, and that he had never sent them any which was mixed with margarine. This man was sentenced to three months' imprisonment and fined 3,000 francs.

Mr. Watt speaks very hopefully for the future of English dairying, if the proper systems of producing and marketing are adopted. He instances a firm in London which is now paying 30,000*l.* a month for fresh butter to a single factory in Normandy. He says: "It is from these factories that the butter comes which is always "of the uniform quality, taste, and texture already spoken of; but when I have described the process to which "it is submitted in these establishments, I think it will be admitted that, although it had got such a hold on "the London market, a superior article could with ordinary care be produced at home."

In conclusion, Mr. Watt asserts that the Government should assist in the way of education. "If," he says, "such assistance is given to British dairy farmers as has from time to time been acceded to other leading "industries, and which is given by every other State in Europe except our own, I am confident that before "many years our dairy farming would be held up as an example to other nations, and that its prosperity for the "future would be established."

Wyles, and Mr. Bygott lay great stress on obtaining good stock birds from pure breeds. All hens not up to show form Mr. Lill can sell as stock birds at 4*s.* to 5*s.* each. He also sells the eggs of his prize bred hens at 10*s.* 6*d.* a dozen. Again Mr. Lill finds the sale of turkeys remunerative. He has procured the best breeds by importing stock birds from America, and he is of opinion that it would be most profitable to farmers to go in for the very best stock, as all birds that weigh over 20 lbs. fetch high prices at Christmas. In 1892 Mr. Lill sold over 200*l.* worth of turkeys and is well satisfied with the profit he made from them. He can also command 3*s.* a piece for his turkey eggs.

Mr. Dorrington and Mr. Frankish informed me that the price of English turkeys has been reduced by about 3*d.* a pound owing to the importation of Canadian ones.

Mr. Bygott, who has taken 2,000 prizes with the birds of his own breeding, says: "I "think poultry farming could be extended with advantage. But farmers do not pay sufficient attention to the selection of the stock birds. For laying and table purposes I believe in the first cross of two pure breeds. An Indian game fowl and a Dorking make an excellent cross. Some people think one hen is as good as another, but you do far better by breeding carefully."

Mr. Bygott (400 acres) sells about 400 eggs a week, and has a sale for his stock birds and prize duck and waterfowl all over the world. He thinks farmers should aim at getting noted for some speciality, such as shire horses, a good breed of cattle, sheep, pigs, &c.

The wife of a large farmer in South Lincolnshire, who farms several farms, told me she made a good profit by getting the foremen's wives to rear chickens for her, paying them 6*d.* each chicken, and providing all the food.

Another enterprising farmer's wife sends round buying eggs, and collects about 3,000 a week, from which I understand she clears about 150*l.* to 200*l.* a year. Also Mr. Shipley, who farms 387 acres at Aby, goes in for buying poultry on a large scale. He informed me that he first began to earn money by working on a farm for 4*d.* a day. Up to four years ago he was laying out 12,000*l.* a year buying poultry, keeping six horses for the purpose. However, in the last year or two he has rather curtailed his operations, as he finds foreign competition is spoiling his market. He also rears poultry on his farms, and says: "At present prices of agricultural produce they pay "me better than sheep or beasts." He complained of the railway rates to London, stating that two years ago he was charged 1*s.* 9*d.* a hundredweight, and now 2*s.* 10*d.* and 3*s.* 4*d.* by the late mail.

Another witness also complained of foreign competition in this trade. He stated that there was a large importation of frozen Russian poultry, ready dressed, sold for about 2*s.* a couple, which are bought by small restaurant keepers. He advocated that all foreign eggs should be stamped with the name of the country from which they came.

But poultry is more generally kept by small farmers than large, though I venture to think that if large farmers would go in for it more they would have advantages over the small ones, with the exception of the poultry having the personal supervision of the wife at all hours.* In the first place the large farmer could afford to buy the best breeds, and provide good houses. He also has more land for them to wander over, and if he had moveable houses on wheels he could turn them on to his stubbles after harvest, where they would get plenty of food. Again he would probably get a better market for his poultry and eggs in the towns, or from private customers, and would not be taken advantage of by the hucksters who visit the small people. However the small farmers keep them more, partly because on the very small holdings they help to make both ends meet, and partly because the wife is close to the yard all day, and is able to give them the constant attention they require.

But good markets are essential to make poultry pay well, and this is what the Lincolnshire people feel the want of. Given a large consuming population in the neighbourhood, the farmers can get high prices for eggs in the winter and for early spring poultry. But in Lincolnshire the middlemen and hucksters, who buy to send to London, and other large towns, reap the profit which farmers elsewhere are sometimes able to obtain.

A very successful poultry and egg rearer in Cambridgeshire near Newmarket, who made her living by it, informed me that she gets 3*s.* for a chicken 10 weeks old, the

* A farmer on 300 acres in North Lincolnshire says :—"I started poultry and eggs a year or two ago and I "find that pays. I have a house on wheels, and I turn the hens into the fields after harvest to eat the "corn which would be wasted."

first week in April, and 1½*d.* each for eggs during the winter from a shop in London. The chickens are sold again at 4*s.* 6*d.* each, but selling them at 3*s.* pays well. On the other hand small holders frequently sell spring chickens to hucksters at 1*s.* 6*d.* each, which then go away to London. Mr. Powell, of Blankney, complained of the difficulty of getting any remunerative price for eggs. He raises about 1,000 a week on his farm in Lincolnshire and Northamptonshire, and in April was selling them at 20 for 1*s.*, whereas, he said, fresh eggs were selling in London for anything from 1*d.* to 2½*d.* each.

In Spalding market hundreds of small ducks, a week or two old, are sold for about 8*d.* each, and several small holders told me this was a profitable age to sell them.

Among the small freeholders and tenants in the sourthern part of the county, and on the eastern side, I found large numbers of poultry raised. These are always the care of the wife, who frequently looks to the purchase of clothes, and some of the household requisites, out of her profits from them.

I visited a great many small holders in the Spalding neighbourhood accompanied by Mr. Clark and Mr. A. H. Clark, of Moulton Eagate, Mr. Stanley Maples, and Mr. Fitz Allan Howard, and in this district I also saw an immense number of poultry and ducks being kept. Mr. Fitz Allan Howard, who knows many of the small holders, said: "In many cases the wives clothe the children and keep the house going by the "sale of poultry. Plenty of young farmers' wives on 200 acres make over 100*l.* a year." Again, Mr. James Burrell, a small holder on 30 acres at Gosberton Bank, Spalding, said: "My wife has two cows and the poultry to feed everyone in the house, and "clothe herself and four children." A remarkably clever and hard working woman at Surfleet, wife of a man on 92 acres, of which he owns 50, keeps 200 hens and 9 or 10 geese. She chiefly sells eggs at Lincoln, and goslings, but she stated she did not average 7*s.* 6*d.* a week profit all the year round, though she kept no accounts.

Another freeholder, on 10 acres near Boston, said:—

"If it were not for pigs and fowls we could not live at all."

A neighbouring freeholder, on 18 acres, said:—

"There is not a deal of plunder to be got out of fowls."

A farmer at Alford, who owns 12 acres and rents three, said:—

"Last year my wife made 36*l.* out of the poultry."

In estimating the profits made from poultry keeping, these small men of course only refer to gross profit, and make no allowance for rent, labour, and purchased food, if any, such as chicken rice and grain, but as a rule there is but little food bought.*

Market gardening.

162. In South and East Lincolnshire a good deal of the land is suitable for market gardening, which is carried on to a considerable extent in the neighbourhood of towns particularly near Spalding and Boston. Also in the north near Appleby a good many potatoes are grown † as well as in the Isle of Axholme. As has already been said, the absence of large industrial populations render this branch of agriculture less remunerative than it might be, and restricts its growth. Thus at a meeting of the Boston branch of the Lincolnshire Chamber of Agriculture it was said: "There is no more "opening for market gardening here, besides they have already got the plum of the "land. It was virgin soil of the best description which was broken up." Also Mr. W. S. Fox, of Potter, Hanworth, who has grown considerable quantities of potatoes, celery,‡ carrots, &c., says he does not think there is any further opening for market gardening. He considers that the great increase in the number of allotments has much curtailed the prospects of farmers extending this branch. Allotments holders now grow their own potatoes and vegetables instead of buying them, and also sell their surplus produce to the shops and in the market.

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* In Appendix A. (*q.*) I have set out the accounts of a poultry breeder for five years. These show a loss every year; nothing is charged for rent.

A certain amount of produce was consumed in the house, but if this had been sold and credited to the accounts there would still have been a loss except in one year.

† Mr. W. C. Brown, who farms largely near Appleby, gave the following information as to the effect which different soils in that neighbourhood have on potato growing:—"I grow 120 acres of potatoes, half on red "oolite limestone and half on sand and loam. The potatoes on the former soil made 50*s.* a ton and on the "latter 25*s.* Those at 50*s.* the ton will cook twice over, and so hotel and restaurant keepers prefer them. "Those at 25*s.* a ton have been a loss to grow."

‡ Mr. W. C. Brown tried growing 20 acres of celery, but the English labourers objected to the employment of Irish labourers to bank it up, as they thought the wages of Englishmen would be driven down. In consequence Mr. Brown could not get the labour and he gave up growing celery.

At Spalding Mr. Parker, who has a 40-acre market garden, besides a 260 acre farm, states that prices are nothing to what they used to be, owing to so many new farms being started, but that market gardening was more profitable than farming at present prices.

To embark on market gardening demands capital, as the best land is required in a convenient situation, and the labour bill is very heavy, many hands being wanted for picking fruit and flowers.

Market gardening and flower growing near Spalding.

163. In the neighbourhood of Spalding I made a somewhat exhaustive inquiry among some of the market gardeners. A great variety of vegetables, fruit, and flowers are grown for northern and London markets. The following produce is raised in this district: early potatoes, early cabbages, horse-radish, carrots, celery, rhubarb, asparagus, turnips, mangold and mustard seed, beans, peas, black and red currants, gooseberries, apples, pears, plums, greengages, cherries, bulbs, chiefly of narcissus, daffodils, lilies, crocuses, and snowdrops, also violets. Strawberries are also grown near Long Sutton, this industry having been started by some Kent growers.

One witness I met grows woad for fixing colours, blue and black, but he stated it is not paying now owing to bad trade in the manufacturing districts. He now has the crop of a year and a half on his lands, and is growing 50 acres in 1894. His father some years ago grew as much as 250 acres. There are only four growers of woad in England, three being in Lincolnshire. To grow it the richest loam with a clay bottom is required, and the best grass land must be procured and ploughed up.

In this district, particularly at Pinchbeck, Surfleet, and Gosberton a great quantity of flax used to be grown, but this industry, as in the West of Ireland, no longer exists and the flax mills are either pulled down or are standing as ruins.

There are in Spalding some large empty premises which were formerly used as store houses when the flax trade was thriving. In the neighbourhood of St. James Deeping a large farmer grows a considerable acreage of peppermint.

One man I met was growing nearly an acre of violets, another 4 or 5 acres of lilies, another several acres of narcissus. The growth of these flowers gives a great deal of employment to women in the picking season.

Seed growing.

164. Those who grow seeds frequently make a contract with a seedsman, who pays them so much a bushel, and supplies the seeds. The contract price paid to farmers for growing turnip seed in 1894 was about 13*s.* a bushel. This no doubt is a speculative form of business for the seedsmen, but at times they must make large profits.

In some districts in 1893 a few farmers made lucky hits by growing turnip and mangold seed. The former sold for about a guinea a bushel, and perhaps about 20 bushels an acre could be grown. It is not often at this price and has been as low as 8*s.*

I heard of a farmer in South Lincolnshire who sold in 1893 26 acres of mangold seed for 2,000*l.*, about 80*l.* an acre, beside which he sold his mustard seed well.* Such a piece of good fortune might not occur again for many years. I was also informed of another large farmer in a neighbouring county who sold his mangold seed for 3,000*l.* in 1893, and the seedsman who purchased it cleared another 2,000*l.*

The prospects of market gardeners.

165. It was impossible to get any accounts from market gardeners, but I fancy many of them, who are not freeholders paying heavy interest, are doing pretty well, notwithstanding decreased profits from home and foreign competition. The business is attended with considerable risk, for early frosts make havoc with early potatoes, vegetables, and fruit trees, and heavy rains and want of sun do much to spoil the prospects of flower growing. Often when there is a first rate fruit year it is more to the advantage of the consumer than the grower, for the market becomes so glutted with home and foreign fruit that it cannot be disposed of at a profit.

A man who grew half an acre of violets in 1894 told me he lost 50*l.* by it from the red spider, but he emphatically refused to say how much he could make out of half an acre in a good year.

One large market gardener told me he had made a good thing for some years by sending young cabbage plants to Manchester for planting out. If sold in Spalding they are worth from 1*s.* 9*d.* to 2*s.* a thousand. Usually railway and commission charges to Manchester cost about 1*s.* 6*d.* a thousand, but in 1894 the plant being heavy it came to 2*s.* This witness considered these charges much too high.

* Note.—Mr. C. S. Fieldsend states that his mustard made 9*l.* 15*s.* an acre in 1893 and 4*l.* 8*s.* in 1894 or 54·4 per cent. decrease.

Mr. Parker, whose market garden is at Pinchbeck, informed me that in a good year, the first year of growing narcissus, a profit of about 5*l.* an acre could be made; the second year about 15*l.* an acre; and the third about 20*l.* This is an average profit of 13*l.* 6*s.*, assuming that there are three good years in succession, which is not always the case. An acre of narcissus (common pheasant-eye) costs between 10*l.* to 15*l.* an acre to sow. After the third year the bulbs must be taken up. Mr. Parker stated that for some years he found snowdrops a profitable business, and he grew a large quantity, but he now finds the bulbs die out, for which he can find no explanation.

The year 1893 was the best for apples and pears since 1868, but not so good for bush fruit.

I was informed that growing black currants had been given up, owing to foreign competition from Holland; for these the top price used to be 4*s.* 6*d.* a stone. Growing early potatoes must be profitable, as I was told a man with 3 acres could live out of it.

Some of the large market gardeners send their produce to midland and northern towns and sell on commission, the smaller ones either selling fruit and vegetables to an agent or salesman, or else they combine and so make it worth while to send a truck to Manchester, Sheffield, Birmingham, or London.

Rents of market gardens.

166. The rents of the market-garden land range from about 45*s.* to 85*s.* an acre, and up to 100*s.* for early potato land, but a large number of them are freehold, particularly the orchards. Near Pinchbeck I was told that "every man owned a different field." One man I met had bought plough land within the last 25 years which he has converted into an excellent market garden, paying for some 30 acres at the rate of 80*l.*, 104*l.*, 110*l.* per acre, and for about 20 acres, with a house, 123*l.* an acre. This witness informed me that he paid 4*l.* an acre on the average as interest. He said that at the time he purchased there was plenty of competition at this price, and that lawyers used to lend 80 to 90 per cent. of the purchase money.

XIII.—Remedies and Suggestions.

Rise in prices the chief desire.

167. As a rule witnesses in Lincolnshire did not suggest many remedies for the present state of agricultural depression. It was asserted over and over again that the tap root of all the farmers' troubles and grievances was low prices, and that discussions on amendment of Acts of Parliament, the land laws, and conditions of tenure, were scarcely touching the fringe of the question, and that a rise in prices was the only thing which would materially benefit the agricultural interest. In the following paragraphs, however, I will shortly indicate the various proposals made by landlords and tenants, to which I have not already alluded in previous paragraphs of this report. (Appendix B. 9, B. 10.)

Agricultural community bears undue proportion of rates and taxes. Abolition of land tax.

168. There is a consensus of opinion that the landed interest bears an undue proportion of rates and taxes, and that there should be a readjustment to make personal property bear a larger share than at present. It was frequently stated that, under the present system of free trade, both manufactured goods and raw materials were admitted into this country free, while the English farmer's raw material was taxed, even though he was making a ruinous loss. It was further suggested that land tax should be abolished, and also that the maintenance of the poor, the expenses of highways, sanitary matters, police, and education, should be defrayed out of the Imperial Exchequer.

The maintenance of the poor under the present system was especially considered a hardship to the agricultural community. Free education was described as an imposture, unless the whole nation bore their fair share of the burden of the gift for which they claimed the gratitude of the people. The highways were said to be kept in a better state of repair than the farmers needed, and that those who largely reaped the benefit of the great expenditure were the tradesmen, merchants, brewers, and the urban population generally, who contribute nothing towards their maintenance. A number of farmers advocated a van and wheel tax as the fairest method of raising money to pay for the highways.

I raised the question whether, if these expenses were paid by the Exchequer, local authorities would be content to abdicate control of the expenditure. Some appeared

to think they would, while others considered that local authorities should still retain the management of the expenditure, notwithstanding the funds were not raised by them from the district.

With reference to the share which agriculturists contribute to the rates compared with other members of the community, Mr. J. C. Bramley, of Langrick, near Boston, gives the following examples which have come to his notice :—

"The public have no idea of the excessive taxation on land; I beg to state actual facts as to rates and taxes paid by farmer A. and tradesman B. :—

"*Farmer A.*

	£	s.	d.
"Income tax (Schedule B.) on rental of 1,280*l.* at seven-eighths of 3½*d.*, or charge on income of 560*l.* at 7*d.* -	16	6	8
"Poor and highway rates on rateable value, 1,050*l.* - -	157	12	1
	£173	18	9

"*Tradesman B.*

	£	s.	d.
"Income tax (Schedule D.) on income of 600*l.* at 7*d.* -	17	10	0
"Poor and highway rate on rateable value, 60*l.* (general district rate) - - - -	13	10	0
	£31	0	0

"Hence, farmer A., with income of 560*l.*, pays more rates and taxes than tradesman B. with income of 600*l.* by 142*l.* 18*s.* 9*d.*, showing that the unfair burdens on land should be adjusted, and all charges for poor, highways, lunatics, sanitation, and education be paid out of Imperial funds."

Other cases were pointed out of people of means renting large houses for purposes of sport, who escaped many of the burdens borne by the neighbouring farmers, who were struggling to get a living out of the soil.

The question of rates was pressed upon me on all sides by the farmers, but more especially by the small owners and occupiers. In the neighbourhood of Spalding and Boston the rates imposed by the county council were strongly condemned by these men. Many bitterly complained of the school board rates, and the greater demands now made by the Educational Department, at a time when they could least afford it. General apprehension exists that rates will increase owing to the formation of Parish Councils.

Sharing of rates by landlord and tenant.

169. Some witnesses suggested that landlords and tenants should share the payment of rates, as it was unjust that the latter should bear the full share of increased rates thrown on the farms, which were not in their contemplation when they made their contract of tenancy. I met landowners who said that they would have no objection to such a course, but several said it would make very little difference now that tenancies were yearly ones, and payment of rent was so continually a matter of re-arrangement between the parties.

Income tax.

170. Landowners say that they should pay income tax on their actual net incomes, and they consider it unfair they should be taxed on the improvements they make, or on remissions in rent they give, to assist the tenants.

Farmers all protested against being assessed for income tax on half their rental. Many considered that one-fourth of their rental was the most they should be assessed on. As it is the habit of many of the larger farmers to keep good accounts, a number of them have been successful in recent years in their appeal to the Commissioners, and several Income Tax Commissioners informed me that the number of appeals have been increasing year by year.

Death duties.

171. Every landowner I met strongly protested against the death duties. They pointed out that those who had no income except from land had at present arrived at

a point when it was impossible to maintain their estates as they had done in the past, and that any additional burdens thrown upon them must necessitate a curtailment of expenditure in actual necessaries, such as buildings, repairs, drainage, the employment of labour, and the heavy charitable claims made upon them, and that this must injuriously affect both the farmers and labouring population.

Several landowners asserted that it seemed a strange policy to pursue to raise money for Imperial purposes out of the capital derived from the soil, at a time when it was producing less than it ever did before, and when nothing could possibly save the agricultural interest at present prices, or keep the labourer on the soil, except the expenditure and employment of capital.

The Earl of Ancaster gave the following evidence in May 1894, but he pointed out that the burden would really fall heavier on the small proprietors, who had no margin to pay a capital sum, and no security on which they could now raise it.

> "I thought that by expending large sums of money on my property, keeping it in good repair, and getting really good tenants, my son would one day be able to reap the advantage of it and pay off the charges made for the benefit of members of the family, though the Willoughby property is heavily mortgaged, and in his turn to keep up the same standard of efficiency for the sake of the tenants, such as has always been expected. The death duties put an end to this expectation, and my son will not be able to pay off such charges, and at the same time do his duty by the tenants. The imposition of these duties must in the end prove to the disadvantage of the tenants and labourers, as it will be quite impossible for him to keep up the buildings even in a tenantable state of repair."

Writing in November 1894, Lord Ancaster says :—

> "Since the estate duty has become law I have given up all hope, and I intend to lay a quantity of more heavy land down to grass; some I shall not even take the trouble to sow with grass seeds, but I shall just let grow what comes naturally, and that I expect will be thorns and weeds."

Railway rates.

172. Resolutions in favour of lowering railway rates for agricultural produce, especially for small consignments, and the abolition of preference rates to foreigners over English lines, were usually passed at the meetings I attended. Many instances were given of rates both for cattle and produce which were deemed unjust, and it was often asserted that on lines where there was no competition the rates were frequently too high.

Particulars were also given of rates for potatoes, cabbages, hay, straw, and cake, which have been lately raised.

The following are accounts sent in by a merchant in London, and another in Sheffield, to a vegetable grower in Spalding, which show how much of the profit is absorbed by railway charges :—

On Account of Mr. E—— of Spalding.

	s.	*d.*	£	*s.*	*d.*
April 10, 1894:					
21 hampers of cabbages at 1*s.* 6*d.* each, 3½ dozen in each			1	11	6
Less carriage Spalding to London	13	6			
Carriage of empties	1	11			
Commission	2	4			
			0	17	9
Net proceeds			0	13	9
April 13, 1894:					
27 hampers of cabbages at 1*s.* 6*d.* each, 3½ dozen in each			2	0	6
Less carriage Spalding to London	16	0			
Commission	3	0			
			0	19	0
Net proceeds			1	1	6

On Account of Mr. E—— of Spalding.

	£	s.	d.	£	s.	d.
September 5, 1893:						
8 hampers of cabbages at 3*s.* 3*d.* per 5 dozen				1	6	0
22 hampers of cabbages at 3*s.* per 5 dozen				3	6	0
				4	12	0
Less carriage Spalding to London	2	8	1			
Commission	0	7	6			
				2	15	7
Net proceeds				1	16	5

A small vegetable grower at Spalding writes as follows (April 1894):—

"We cabbage and early potato growers find our greatest drawback is the excessive railway rates which we are compelled to pay for cabbages, often amounting to nearly as much, and in some cases more than we get ourselves, and for potatoes the rates are excessively high, especially where there are no competing companies.

"Respecting early potatoes, prior to last season, we felt that the rates were unjustly high, especially for small lots, but last season beat the record. In consequence of the early season our potatoes came ready in June, and we had to pay from 11*s.* 8*d.* to 19*s.* 2*d.* per ton to Sheffield, and other markets in proportion, making a difference to me, a small grower, of about 10*l.* in the aggregate, and this happened in the worst year on record."

A potato grower at Spalding supplied me with the following charges for sending potatoes from Spalding to Leeds:—

1893.	Tons.	cwt.	qr.	£	s.	d.
June 21	4	6	1	5	17	8
„ 26	3	3	0	4	1	11
„ 29	3	2	0	3	18	6

Mr. Reuben Roberts, seed merchant and corn dealer, of Horncastle, states:—

"The cost of transit of wheat from India, Australia, Russia, and America into London, Liverpool, and Hull is less than what it costs me to get it from the producing districts in Lincolnshire to the consuming districts in Lancashire. And when the foreign grain has reached these ports, it is carried over our railways at a lower rate than our own."

The freight from New York to Liverpool is now 2*d.* a bushel, or 1*s.* 4*d.* a quarter, as little as it costs to send corn by rail from Spilsby to Lincoln.

Wheat from Sydney costs 15*s.* per ton, as little as it costs to move corn from Spilsby into Lancashire. Mutton comes from New Zealand in shiploads at 1*s.* a carcase, and it costs more from Spilsby to London.

With reference to the cost of sending cattle by rail, Mr. Powell, of the Blankney estate, says:—

"I recently wanted to send 140 cattle from Lincolnshire into Leicestershire (50 miles). The cost by rail would have been between 3*s.* and 4*s.* a head, so I sent them by road, which cost me 1*s.* a head."

Other farmers complained of the high railway rates for cattle to the northern markets, where large numbers are sent by them for sale on commission.

Borrowing money for improvements at a low rate of interest.

173. Landowners all consider that it would be a great benefit if money could be borrowed at a cheaper rate, than can now be obtained, for the purpose of building farm premises, cottages, draining, making small holdings, in some cases, and generally improving properties. As they now execute all permanent improvements, without charging the tenants any interest, no doubt such a proposal would be beneficial to them. A number of small freeholders, occupying and farming their own land, stated that the greatest good the Government could do them would be to advance money at a cheap rate of interest to pay off their mortgages.

Protective duties.

174. The majority of farmers I met were in favour of either protective tariffs on certain foreign imports, usually manufactured ones, or that retaliatory duties should be imposed until other nations consented to adopt free trade principles.* Farmers frequently stated that under present conditions, namely, high rates and taxes in England, preference railway rates given to foreigners on English lines, the free use by them of English markets, and low profits, it was impossible for English farmers to compete with foreign ones.†

Mr. Reuben Roberts, of Horncastle, thus expresses the opinions of scores of farmers whom I interviewed: "Reduced taxation, abolition of middlemen, land courts, &c., "will not add to the spending power of the country, the only thing which will assist "us and benefit the whole country is fair trade and confederation with our colonies."

At several meetings the following resolution was carried unanimously: "That the "land be freed from taxation; that an ad valorem duty of 2½ per cent. be charged "on all imports, and an extra 2½ per cent. on all imports with which English manu-"facturers and producers have to compete; that the money derived from this source "be applied to old age pensions."

It was suggested that if the revenue raised by this means was applied to old age pensions the farming community would be relieved of the poor rate, and the poorer classes would be recompensed for any rise in prices of commodities.

Farmers frequently advocated a tax on barley, it being said that this proposal would neither raise the price of food or drink, and at the same time would be a great benefit to a barley-growing county like Lincolnshire. Again, many suggested that a tax should be put on foreign flour, and then foreign grain would be ground in this country, which would give employment in England and provide bran, which is so much required.

Another suggestion frequently made was that the Government should make a definition of the word beer. It was urged that beer should be so called if brewed from malt and hops, and if made of other ingredients other names should be applied to it.

Farmers usually condemned the repeal of the malt tax, and asked for its reimposition.

Co-operation in marketing produce.

175. Several witnesses suggested that co-operation by farmers both in the production and sale of certain produce would be beneficial.

Allusion has already been made to the difficulties under which small farmers and market gardeners labour in having to send small quantities of produce by rail to be sold on commission, and though in some cases they co-operate, with the object of obtaining a cheaper railway rate, there is little doubt that, if this system could be extended, it would be a benefit to them. Whether a better system than selling on commission could be devised is difficult to say. If a certain district in a county appointed their own salesman in the London, or other markets, they would still have to rely on the honesty and the capacity of the man, and he would either have to be paid a salary, or a commission, which possibly might prove equally costly to the producers. But the question was raised on several occasions how it would be possible to bring the farmers into more direct contact with the consumers, and whether they would prosper in the long run by abolishing the middlemen and becoming retailers as well as producers.

I will quote the views of several witnesses on this subject:—

Mr. Reuben Roberts, of Horncastle, corn merchant and farmer, says:—

> "It has been said 'do away with middlemen.' This is a great fallacy, because the middlemen are of great service to the farmer, inasmuch as they find the best markets for every commodity he has to sell, and dispose of that which the farmer in many cases could not sell at all himself.

* Some of the farmers made strong complaints of the high duty of 2*l.* a ton charged in America on English potatoes exported there.

† I met three farmers who had been abroad, and they stated their views on free trade as follows:—

Mr. George Payne, of Willoughby (800 acres), who has farmed in America, says:—

> "We have no chance of competing with America. In the first place they have the free use of our markets; secondly, frieghts are very cheap; thirdly, a farm in the Western States can be run far cheaper; lastly, there is no twitch or thistles in those districts."

Mr. George Willows (700 acres), near Gainsborough, who has been in Australia and New Zealand, says:—

> "I have travelled a great deal in these countries, and they laugh at our free trade policy. They say, 'You English people are clothing and educating our children.'"

Mr. Wright Wyles, a farmer, who has been in Canada, says:—

> "Admit the produce of our colonies free as they are part of our nation. I am a free trader, but I am not in favour of this general system of bastard free trade."

"If at any time any particular trade seems to be making more than its fair share of profit, speedily competition arises and adjusts the balance."

Mr. Powell, of the Blankney estate, says: —

"I keep a lot of milking cows in Northamptonshire, and the most I could get for milk there was 5½*d.* a gallon. In London last week (April) the best milk was selling for 20*d.* a gallon in the shops. Therefore there is a difference of 400 per cent. between the producer and the consumer. It is the same with eggs. I sell about 1,000 a week at 20 for 1*s.*, and in London they are being sold at 2*d.* each in the West End. We should establish depôts in populous centres. We farmers can help ourselves more than we do."

Co-operation in production.

176. Mr. George Willows, farmer on 700 acres near Gainsborough, who knows Australia and New Zealand, referring to the advisability of co-operation in production, says:—

"In New Zealand agriculturists combine more than in England. They have butter factories, and make large quantities of uniform quality. They freeze a lot, and send it over directly they know there is a demand in the English markets. Again, the slaughter-houses are within a reasonable distance of all agricultural districts, and are conducted on the most approved system. They are chiefly supported by agriculturists who take shares in these firms, guaranteeing a continuous supply of marketable sheep. They have experienced men to select the sheep. The best go to England and the rejected ones to local markets. Mutton remains in the freezing houses until telegrams come from England giving information as to the state of the markets. In Australia the sale of beef is managed on the same system."

Co-operative farming for labourers and small farmers.

177. With reference to co-operative farming Mr. McInnes, secretary of the Lincoln Co-operative Society, read a paper in February 1894, in which he pointed out that none of the co-operative farms established 20 years ago by the Agricultural Labourers' League were successful, and this applied equally to the societies *who owned and rented land.* He himself tried some years ago to induce two cow and pig clubs in a group of Lincolnshire villages to have a series of lectures free of cost on co-operative creameries, but the answer given was, "Co-operation may be very good for Danes, "Irishmen, or French agriculturists, but it will not work in Lincolnshire, because "the small farmers will not trust each other sufficiently." Mr. McInnes stated the advantages of co-operation to small farmers to be as as follows: "They could buy "their seeds, implements, tools, artificial manure, and feeding stuffs to much greater "advantage. They might become corporate owners of more expensive machinery, "which they might use in turn. They could convey as much of their produce to one "or other of the large markets by train load, instead of by truck load, and to a seller "of their own instead of to commission agents, of whose dishonesty they are inces-"santly complaining." Mr. McInnes proceeded to say that co-operative farming societies composed entirely of agricultural labourers, under the direction of one of their number, might be dismissed for the present as too chimerical for consideration, because agricultural labourers as a body have neither capital nor trained intelligence, and, even if they had, the number likely to be attracted to such a society would not be the most active and energetic of their class.

The true hope he says of this class is in their obtaining capital by co-operative shop-keeping, and the cultivation of allotments. In their acquiring trained intelligence by technical education, which would made it possible for some form of associated enterprise to be embarked upon, the conditions of which are not yet realisable.

Neither did Mr. McInnes consider that a distributive co-operative society, composed of town workmen, could embark on farming, if they sold produce in the open market, even if they had the capital, because they would suffer, not only from foreign competition and the other disadvantages of the farmers, but in addition from want of continuity of policy. They would in fact be in a worse position than an independent farmer.

The Lincoln Co-operative Society.

178. But Mr. McInnes expresses the opinion that where producers and consumers are both members of one organisation, so that production can be regulated by consumption, that nothing would be wanting to insure success but capable and honest management.

The Lincoln Co-operative Society have a small farm, or more properly it perhaps should be called a market garden, of about 12 acres. Vegetables are chiefly grown, but about a third is planted with bush and tree fruit. To this farm is attached some neat buildings and some piggeries. The pigs are not bred there, but bought at four or five months old and reared on the farm. From 20 to 25 are killed every week. The pigs are fattened on meal, mixed with the liquid after boiling the refuse offal, and bones from the butchers' shop. This farm has now been worked by the Society for over four years. The land cost 500*l*., or 46*l*. an acre, and the buildings 808*l*., or 67*l*. an acre.

The financial result of working the farm has been as follows:—*

Period.	Capital invested.	Profit.	Per Cent.
	£ s. d.	£ s. d.	
1889-90. First 21 months - -	1,061 8 0	24 11 0	2·3
1891. Second year - -	1,285 13 0	103 4 10	8·0
1892. Third year - - -	1,253 18 9	261 14 5	20·9
1893. Fourth year - -	1,272 0 0	177 0 0	13·9
1894. Fifth year - - - -	1,358 10 0	1 19 4	0·1

It is, however, obvious that a society of this character has great advantages in working a market garden farm. They have a ready sale for their produce, the use of carts and horses, an unlimited supply of manure from their stables, slaughter-houses, and piggeries. Their pigs consume the waste produce of the farm, the stores, the mill, and the slaughter-house, and everything they use on the farm such as implements, &c. are bought by them at wholesale prices.

Miscellaneous remedies.

179. Other remedies suggested, not previously mentioned in this report, were as follows:—

(*a*.) Marking foreign meat and compelling butchers to take out a license to sell it.
(*b*.) More stringent measures to prevent adulteration of butter and of all agricultural produce.
(*c*.) The exclusion of all live foreign cattle.
(*d*.) Cheapening the transfer of land.
(*e*.) Selling cattle by live weight.†
(*f*.) Old age pension scheme.
(*g*.) Maintenance of boundary fences and the keeping open of watercourses to be made compulsory.
(*h*.) Technical education.
(*i*.) Lord Winchilsea's scheme for uniting in one organisation landowners, farmers, and labourers with the object of remedying agricultural grievances.
(*j*.) Light railways.

XIV.—Conclusion.

Effect of the prices of corn in the autumn of 1894 upon the farming community.

180. Since I wrote most of this report a considerable change for the worse has taken place owing to the still greater fall in the price of cereals. In April 1894 I was shown as a curiosity a good sample of wheat in the Brigg market which had fetched 25*s*. a quarter, this being the lowest price it had then reached. One farmer remarked as he was standing by, "Well, corn-growing is all up at that price." But since then this year's wheat has frequently been selling for 18*s*., and even as low as 17*s*. or 16*s*. Barley, except the very best, of which there appears to be little this year, has greatly fallen in price.

Mr. Scorer, of Sudbrooke, writing on October 22nd, 1894, says: "It is almost "impossible to sell barley (except the very best, of which there are but few samples) "at any price. I have myself endeavoured to sell a lot for the past three weeks, "and have not been able to obtain an offer, although I asked 10*s*. a quarter less than "I sold a similar sample at last year. At Louth on October 17th, a friend showed me a

* The Society in December 1894 took another farm in the same neighbourhood of 33 acres at 100*l*. a year for three years (15 arable, 14 pasture, 4 seeds). They propose to farm this in the ordinary course.

† It was stated on several occasions: "Butchers would boycott us if we tried to weigh the cattle." At the meeting at Brigg it was said: "The butchers make a ring at the auction and keep the prices down. They "agree to buy them and divide them again. Certainly it would be better for the farmers to have the cattle "weighed." At one meeting it was stated: "Only farmers who don't know their business want to weigh "cattle." At the meeting at Spalding it was said: "The weighing machine has not earned 5*s*. since it has been "here. It is so difficult to get butchers to agree to it."

" receipt for 100 quarters good wheat which he sold at 16*s.* a quarter the previous " week. The highest price I can make for a fine sample of red wheat is 18*s.* a " quarter, or 9*s.* less per quarter than my last year's average price. Oats are making " about 7*s.* per quarter less than last year at this time."

Mr. Reuben Roberts, corn merchant and farmer, of Horncastle, writes on November 15th: " I regret to say the present year promises to be a most disastrous one for the " farmers in this locality, prices of corn being unprecedently low, and the yield very " disappointing. Farmers could not live this year rent free. Present prices are, wheat " 16*s.* to 18*s.*, barley, per 36 stone, as low as 12*s.* The bulk, per 32 stone, ranges " from 16*s.* to 18*s.* A few qualities make 25*s.* and very occasionally 30*s.* Oats 12*s.* " to 14*s.* per 24 stone. Wages are now being reduced 6*d.* a day, and many men will " be discharged as farmers will not keep more than absolutely necessary. One large " farmer, farming about 2,000 acres, told me this year that he should be really better " off if he were out of farming and earning 1*l* a week."

It is too early yet to indicate what the precise results of these extremely low prices for cereals will be. For the landowners they must assuredly mean still further reductions in rent, and in some cases this, I fear, will involve the curtailment of expenditure on improvements, which have hitherto been maintained to such a pitch of excellence in the county. But however much lower rent is reduced, it cannot possibly compensate the farmers for this further drop of 9*s.* to 10*s.* a quarter in wheat and barley. At present prices the greater part of the heavy land will probably have to go down to such grass as it will grow, which means further depletion of labour in the rural districts.

Further, these low prices will probably mean that more land will be thrown on the owners' hands and though this will not, in most cases, be capable of proof until April 1895, I have received information in November 1894 from several large landowners and agents saying that tenants have already sent in notices to quit their farms. In some cases substantial reductions were made in 1894, even before the very low price of cereals. Lord Ancaster returned a further 20 per cent. on the half year's rent payable in July. Mr. Edmund Turnor also gave a further reduction on nearly 3,500 acres.

An agent to a large estate writes on November 12th, 1894:—

> " Owing to the fall in price of cereals tenants have become more clamorous for reductions of rents or allowances therefrom. They must be met in one way or another, if they are to be induced to continue farming. I think upon the large estates that tenants rely upon being so met, and consequently have refrained from giving notice to quit."

Writing on November 13th a solicitor, who has the management of many properties, says:—

> " We have more notices to quit than usual this Michaelmas, all for reduction of rent, and arrangements are daily being made for permanent reductions, which have to be conceded by the landlords if the land is to be farmed. Farmers are in despair, and are only subsisting at the mercy of their landlords and creditors."

The effect of these prices upon the farmers in the wheat-growing districts, and also in the great barley-growing districts of the Wolds, the Heath, and the Cliff will be very disastrous, because up to the present barley has been their sheet anchor, and the nature of the soil does not lend itself to other systems of agriculture.* The fall in the price of barley has been particularly felt this year because a larger area than usual was grown owing to the low prices of wheat.

Neither does it appear that the labourers are going to remain unaffected by these low prices, for wages in November 1894, very generally dropped to 12*s.*, and accounts reach me from many districts of men being out of work.

Farmers in the early summer of 1894 were then looking forward to the prospect of an excellent harvest as some compensation for the disastrous season of 1893. But heavy and continuous rains spoilt their best samples in many districts; harvest operations, particularly in South Lincolnshire, proved unusually expensive, and the

* A farmer writes (November 2nd, 1894,) that a friend of his on 1,500 acres has just bought 100 pigs to eat his barley.

price subsequently obtained for the grain has placed them in a much worse position since I visited Lincolnshire.* [For yield and price of wheat and barley 1894 *see* App. A. 3 (B. C. D. E.)

Mr. J. H. Dean, of Dowsby, writes of the harvest:—

"I believe that one of the most productive harvests all round, wheat, barley, and oats, that we have had since rents have been reduced, will leave the farmer no better, and in many cases worse, off than before."†

Mr. Edmund Turnor writes in November 1894:—

"This is certainly the most disappointing year in my knowledge. Of wheat I have for some time taken little account, but barley has let me down terribly, being mostly of inferior quality, owing to the want of sun. Maltsters are using foreign barleys largely, which are thin but bright.

"The Wolds and Fens are the districts which have suffered most. Wold barleys are very inferior, and making from 13*s.* to 20*s.*, and much is unsaleable. In the Fens the corn was most damaged by getting laid."

Loss of capital in the county since the depression.

181. This splendid agricultural county, which may justly be proud of the part taken in the past by its landowners, farmers, and labourers alike, in their several spheres, to develop its resources and maintain its progress, has, since 1879, been staggering under a succession of blows from which many predict it cannot recover.

The amount of capital that has been lost in the county by the agricultural community in the last 20 years must have been enormous.

I have shown in paragraph 61 that the approximate decrease in the value of the wheat and barley crop of the county in 1894 as compared with 1874 was 3,465,021*l.* 9*s.* 9*d.* [*See* decrease in the acreage in paragraph 12.]

In paragraphs 62 and 63 I have shown in periods of five years since 1873 the gradual decrease in the value of the yield per acre, which demonstrates the continual and large increase in the farmers' losses.

In paragraphs 64 to 68 I have shown the fall in prices of oats, wool, sheep, and cattle, and in paragraph 13 that though the number of cattle had increased by 11·3 per cent. in 1894 compared with 1874, the number of sheep had decreased by 29 per cent.

In the farmers' accounts, in paragraph 105 and Appendix A. (I.), proof is given of the effect of these prices on the farmers' capital, and general evidence of their position is given in paragraph 103.

As to loss of capital by landowners, I have shown in paragraph 75 losses in rent, in paragraphs 80 to 87 their increased expenditure, in paragraph 91 their losses from farming their own land, in paragraph 89 the reduction in their net incomes, in paragraph 92 the ruinous losses occasioned by the sale of land.

In paragraph 15 is shown the decrease of population in the rural districts, in paragraph 138 the decrease in the number of agricultural labourers, and in paragraph 139 the fall in wages.

Grain at present prices grown at a loss.

182. There can be no question as to what the cause of the present agricultural distress is, namely, the low prices now obtained for practically all that the land produces. At present prices grain is cheaper to buy for feeding purposes than to grow, and, if straw could be imported in large quantities at a proportionately low price to grain, then there would be no direct object in growing corn crops at all. But, even if the course of English agriculture could possibly be conducted on certain soils without corn crops, it would mean that these islands would be wholly dependent on foreign nations for their food supplies; that acres of certain soils must be rendered worthless for many years, and, in some cases for ever; that labour will no longer be required on the land, and consequently the villages will become further depopulated.‡

I learn from several owners, agents, and corn merchants that the area of wheat has again been reduced this autumn. Mr. Edmund Turnor states that on some light lands next to none has been sown.

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* A large corn merchant writes, November 15th, 1894:—
"My own retail ledger accounts show that farmers cannot pay their accounts, and need all they can make to discharge their most pressing obligations."

† A large farmer, writing in November 1894, says:—
"We have been slowly bleeding to death since 1879, but, if the present prices are to continue, the end cannot be far off for many of us."

‡ Mr. Reuben Roberts says:—
"It takes about 35 men and youths, and about 40 horses, to cultivate 1,000 acres of arable land; but, if laid to grass, four men, two horses, and two dogs."

Neither does there seem any immediate prospect that foreign competition in grain is likely at present to grow less, for in the spring of 1894 I understand that some very large contracts to supply Argentine with agricultural machinery, of the most approved modern types, were entered into by eastern counties implement manufacturers.

The farmers in Lincolnshire do not suggest that they suffer from injustice imposed upon them by laws affecting the tenure of their land. They state generally they have a fair rent; that they have adequate security of tenure; that they have just compensation for improvements*; that they have generally sufficient freedom in cultivation and sale; that they are on excellent terms with their landlords, who are mostly resident. They state, in short, that "all grievances are summed up in the low prices and high taxation."

Conclusion.

183. But my duty ends when I have laid before the Commission the stage which the depression has reached, and the effect it has had, and is having, on all classes of agriculturists.

I have felt it an honour to have been intrusted with this work of investigation in perhaps the first agricultural county in England. It has been a difficult one, because the county embraces so many varieties of soil and systems of farming. But, owing to the active co-operation of all classes in the county, who spontaneously came forward to supply me with facts and figures, and have allowed me to publish, with the object of doing all the good in their power, much information more of a private than a public character, I have, I trust, been able to lay before the Royal Commission a history which will be considered accurate and complete by the people of Lincolnshire.

I have, &c.
(Signed) ARTHUR WILSON FOX,
Assistant Commissioner.

Herbert Lyon, Esq.,
Secretary,
Royal Commission on Agriculture.

Note.—An interesting account of the state of agriculture in Lincolnshire in 1850, written by the Times' Commissioners will be found in Appendix B. 18.

* Lord Carrington thus bore testimony to the beneficent operation of the Lincolnshire custom in a speech to the South Buckinghamshire farmers at High Wycombe on January 18, 1895, "My principle has been that so "long as a farmer paid a fair rent and did justice to his land, he should have perfect freedom to farm as he "liked, and as long as he liked, to vote as he liked, and to pray where he liked, and, when he left, that he "should take with him the amount of the capital he had invested in the land that had not been exhausted for "his own benefit." *To ensure this, as far as possible, the Lincolnshire custom, which is far better than any Agricultural Holdings Act, has been in force all over the estate, and with very satisfactory results.* [Daily Telegraph, January 21, 1895.]

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A. 1.—A.

FARMERS' ACCOUNTS.

Accounts of a Farm in the Lincoln Union - - 234 arable.
240 pasture.
474 total acreage.

[*See* paragraph 105.]

Soil is principally a heavy loam, and a small proportion of sand. Farmed on five-course shift, turnips, barley, grass seeds, wheat, oats, or beans. Average capital employed, 3,055*l.* 6*s.**

	Receipts.					Expenditure.											—	
Year.	Corn.	Stock.	Sundries.	Valuation.	Total.	Valuation.	Rent.	Rates and Taxes.	Labour.	Stock bought.	Feeding Stuffs.	Corn and Seeds.	Manures.	House.	Sundries.	Total.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1883–84	979 2 0	1,792 3 2	112 8 11	2,675 5 0	5,558 19 1	2,655 13 0	652 12 6	122 2 1½	555 8 3½	464 2 0	247 11 3	229 6 4	32 8 9	242 19 7	232 9 9½	5,434 13 7½	124 5 5½	—
1884–85	924 6 0	778 10 11	175 1 4	2,977 14 0	4,855 12 3	2,700 11 6	564 6 0	115 6 7½	488 2 11½	136 4 6	223 15 0	209 3 3	64 6 0	206 10 7½	342 0 10½	5,050 7 4	—	194 15 1
1885–86	831 16 0	1,388 13 8	202 1 10½	2,355 15 6	4,778 7 0½	2,994 14 0	566 6 0	120 19 0	458 9 2½	120 3 11	244 10 7	210 6 1	37 16 9	177 5 7½	287 8 11½	5,218 0 1½	—	439 13 1
1886–87	627 14 6	1,187 5 10	93 0 2	2,243 2 0	4,151 2 6	2,355 15 6	488 9 0	103 17 9	417 11 11½	134 16 11	213 5 0	130 13 9	44 6 0	175 3 4½	161 15 6	4,225 14 9	—	74 12 3
1887–88	825 0 9	1,203 14 0	17 2 2	2,183 10 0	4,229 6 11	2,243 2 0	438 6 0	91 5 5½	440 12 6½	149 11 6	248 5 3	50 8 6	49 7 6	164 10 2	249 7 1½	4,124 16 0½	104 10 10½	—
1888–89	598 14 0	1,131 12 0	107 11 3	2,732 14 0	4,570 11 3	2,183 10 0	434 10 0	107 18 4	402 7 5	89 19 8	227 8 2	95 18 10	38 13 3	169 7 8½	143 14 9½	3,893 8 2	677 3 1	—
1889–90	670 1 3	1,565 10 11	57 18 3	2,627 2 0	4,920 12 5	2,732 14 0	431 17 0	89 18 11½	412 14 5	106 6 8	174 4 8	86 1 6	52 18 7	194 11 3	208 6 11	4,489 13 11½	430 18 5½	—
1890–91	681 11 0	975 8 1	47 5 1	2,739 15 0	4,443 19 2	2,627 2 0	431 0 1	67 4 4	432 4 9	171 0 6	224 2 11	82 13 5	29 19 6	192 16 3	176 17 11	4,435 1 8	8 17 6	—
1891–92	787 4 0	1,518 10 0	104 11 10	2,104 12 0	4,514 17 10	2,591 5 0	429 2 0	71 4 6½	439 11 1	31 16 6	237 19 9	84 10 0	47 4 0	171 19 9	187 0 9	4,291 13 4½	223 4 5½	—
1892–93	772 18 0	786 14 3	—	2,166 10 0	3,726 2 3	2,104 12 0	409 12 0	98 12 5	467 14 0½	223 12 3	247 18 6	89 15 3	41 0 0	198 15 0	265 16 6	4,147 7 11½	—	421 5 8½
1893–94	586 10 0	1,186 17 1	118 11 10½	1,906 4 0	3,798 2 11½	2,165 17 0	390 12 0	59 11 6½	480 7 4½	51 5 0	271 19 3	89 2 2	49 0 0	145 10 0½	367 12 6	4,070 16 10½	—	272 13 11
																Totals -	1,568 19 10	1,403 0 0½

* 25*s* an acre has been added to average valuation for tenant-right.

	£	*s.*	*d.*
Total profit from 1883–1894 =	165	19	9½
Average annual profit - =	15	1	9½
= ·49 per cent. on average capital employed.			

No interest charged on capital.
No charge made for management.
Average value of produce taken from farm for house-keeping - - - = 185*l.* 8*s.* 1½*d.*

A. 1.—B.

ACCOUNTS of a FARM in the LINCOLN UNION - - - Arable - 298 acres
Pasture - 22 „
320 total acreage.

Soil strong and stiff in the upland, and weak loam in the fen. System of farming, the four-course. Average capital employed, 2,309*l.* 5*s.*

RECEIPTS.

Year ending Lady Day.	Valuation.	Barley.	Wheat.	Oats.	Beasts.	Sheep.	Horses.	Wool.	Peas.	Dairy Produce.*	Sundries.	Rent received.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
													3,370 17 8
1885-86 - - - - -	2,481 15 0	98 14 3	260 1 3	54 14 8	174 13 0	300 19 6	—	—	—	—	—	—	3,714 16 7
1886-87 - - - - -	2,105 9 4	125 0 0	125 19 9	126 6 6	225 0 0	406 7 0	—	590 0 0	—	—	10 14 0	—	2,954 2 1
1887-88 - - - - -	1,979 5 4	117 5 0	244 2 0	29 3 3	257 6 6	265 15 6	—	52 1 0	8 7 6	—	0 16 0	—	3,576 16 11
1888-89 - - - - -	2,361 18 0	172 8 2	268 5 9	8 19 0	184 4 6	426 12 6	52 10 0	—	21 10 6	34 4 1	46 4 5	—	3,959 3 7
1889-90 - - - - -	2,544 12 6	225 9 6	349 7 6	29 7 0	239 15 0	420 14 0	—	107 0 0	—	24 18 1	2 8 0	15 12 0	4,031 7 6
1890-91 - - - - -	2,531 14 1	213 5 6	251 19 6	39 1 0	268 6 0	437 19 0	199 10 0	59 0 0	—	18 2 5	0 16 0	11 14 0	3,722 11 9
1891-92 - - - - -	2,471 6 8	243 5 0	322 7 6	23 10 0	251 15 6	330 12 0	49 0 0	—	—	14 1 7	3 16 0	12 17 6	3,452 13 5
1892-93 - - - - -	2,157 5 5	242 5 8	215 19 0	39 16 0	327 16 0	238 9 6	59 18 0	146 2 6	—	10 11 10	—	14 9 6	3,529 0 9
1893-94 - - - - -	2,149 19 8	223 18 6	312 3 6	22 3 0	333 11 6	331 8 0	64 15 0	58 3 0	—	7 18 7	9 8 0	15 12 0	

EXPENDITURE.

Year ending Lady Day.	Valuation.	Rent.	Rates, Taxes, Tithe, &c.	Sheep.	Beasts.	Horses.	Pigs.	Cake.	Manure, &c.	Imple-ments.	Poultry.	Labour.	Trades-men's Accounts.	Insurance.	Corn, Seeds, &c.	Sundries.	Total.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1885-86 - -	2,481 15 0	215 13 4	107 18 2	54 12 0	33 15 0	—	—	142 17 6	50 8 0	34 1 0	—	386 0 7	—	0 11 3	—	46 12 2	3,554 4 0	—	183 6 4
1886-87 - -	2,105 9 4	222 19 8	122 14 2	74 9 0	33 16 0	29 8 0	—	116 10 0	44 0 0	—	—	554 6 10	—	—	—	137 0 0	3,440 13 0	274 3 7	—
1887-88 - -	1,979 5 4	241 4 6	123 5 10	—	20 19 6	35 10 0	—	116 3 9	45 0 0	—	—	305 2 9	49 2 9	4 13 3	37 9 0	16 19 10	2,974 16 6	—	20 14 5
1888-89 - -	2,361 18 0	224 9 1	115 17 7	100 1 6	90 0 6	57 18 6	—	191 13 11	24 15 0	—	—	413 15 11	—	14 10 8	70 1 6	122 2 9	3,787 4 11	—	210 8 0
1889-90 - -	2,544 12 6	258 13 9	118 16 1	54 0 0	152 12 0	24 7 6	—	171 16 6	28 0 5	—	—	378 6 6	135 14 9	4 12 10	42 6 9	23 1 11	3,937 1 6	22 2 1	—
1890-91 - -	2,531 14 1	241 12 6	110 16 9	68 11 0	111 0 0	68 5 0	—	156 3 3	42 1 9	—	—	443 8 10	258 14 10	4 17 7	—	5 8 6	4,042 9 1	—	11 1 7
1891-92 - -	2,471 6 8	241 12 6	115 1 0	37 19 0	99 15 0	112 0 0	—	174 4 11	42 9 0	—	3 5 9	458 12 1	175 8 9	11 10 2	56 2 8	25 15 1	4,025 2 7	—	302 10 10
1892-93 - -	2,157 5 5	241 12 6	120 19 11	9 13 0	93 10 0	—	—	155 5 8	39 4 0	—	0 15 0	480 6 6	80 9 1	10 13 7	42 10 10	14 10 2	3,446 15 8	5 17 9	—
1893-94 - -	2,149 19 8	230 10 6	122 15 7	—	124 16 9	60 0 6	13 16 0	188 5 10	40 15 10	—	3 9 3	487 11 0	76 17 7	11 17 6	42 0 6	15 5 11	3,568 2 5	—	39 1 8
																	Totals -	302 3 5	767 2 10

Note.—The reason the rent is so much more in 1889-94 is that more keeping was taken in those years.
* Dairy produce has been used in the house, and not accounted for.

	£ s. d.	
Total loss from 1885 to 1894 - - - - - -	=464 19 5	
Average annual loss - - - - - -	= 51 15 3	= 2·2 per cent. on average capital employed.

No interest charged on capital.
No charge for management.

Accounts of a Wold Farm in the Louth Union

392 acres arable.
99 acres grass.

491 total acreage.

Soil, strong wold land with about 100 acres of medium light chalk land. The strong land has a yellow clay subsoil. Many of the fields cannot be ploughed 6 inches deep.
Farmed on the four and five course. Capital employed = 3,400*l.*

Expenditure.

Year.	Labour.	Rent, Rates, Tithe, &c.	Tradesmen's Bills.	Housekeeping.	Corn and Seeds.	Cake.	Manures, &c.	Live Stock.	Keeping.	Turnips, &c.	Sundries.	Machines, &c.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1888–89	473 16 3½	410 2 0	253 19 4	170 17 9	157 17 4	299 9 10	78 6 0	610 10 0	12 10 0	—	93 18 5	—	2,561 6 11½
1889–90	512 17 4½	695 8 11	213 11 9	175 0 3	92 2 6	282 9 6	95 17 6	361 11 6	9 0 0	—	184 5 2½	—	2,622 4 6
1890–91	484 19 4	689 12 7	231 11 3	205 0 0	150 9 11	282 12 6	118 2 6	122 11 0	—	31 10 0	149 11 10½	—	2,466 0 11½
1891–92	543 15 3½	657 3 3½	278 2 5	167 10 1½	69 9 6	469 5 11	included in cake.	298 2 0	—	—	28 10 8	26 18 1½	2,538 17 4
1892–93	551 6 0	676 11 5	248 14 11	159 12 5	194 6 7	265 5 5	104 16 11	237 10 6	—	—	56 9 9	31 15 1	2,526 9 0
1893–94	427 11 11	742 1 6*	268 6 11	172 0 6	203 6 5	324 4 5	92 0 4	57 10 0	—	—	48 11 7	—	2,335 13 7

Receipts.

Year.	Wheat.	Barley.	Oats.	Wheat, Barley, and Oats.	Turnips.	Sundries.	Live Stock.	Dairy Produce, Poultry, &c.	House-keeping.	Machine Account.	Return of Rent, &c.	Surveyor Labour.	Total.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1888–89	101 10 6	432 18 6	27 6 0	—	18 0 0	94 9 4	1,763 5 11	—	—	—	—	—	2,437 19 3	—	123 16 8½
1889–90	737 16 0	433 18 0	1 10 0	—	—	217 9 7½	1,647 0 11	—	—	—	—	—	3,037 14 6½	415 10 0½	—
1890–91	587 12 6	798 11 6	3 14 6	—	—	191 5 2	1,283 8 10	—	—	—	—	—	2,864 12 6	398 11 6½	—
1891–92	—	—	—	760 1 0	—	70 11 9½	1,250 19 6	43 10 6	25 0 0	41 0 0	—	—	2,191 2 9½	—	347 14 6½
1892–93	—	—	—	793 13 11	—	18 9 6½	1,030 10 8	52 8 6	—	30 7 6	41 4 0	19 17 1	1,986 11 2½	—	539 17 9½
1893–94	199 4 0	440 10 6	—	—	—	117 9 2	1,355 18 8	29 16 10	—	—	80 0 0	—	2,222 18 9	—	112 14 10
													Totals	814 1 7	1,124 3 10½

* This increase was partly due to the rent of a field in the marsh and partly to an extra highway rate.

	£ s. d.
Total loss from 1888 to 1894	= 310 2 3½
Average amount loss	= 51 13 8½
	= 1·52 per cent. on average capital employed.

No interest charged on capital.
No charge is made for management.
Average value of produce taken from farm for house keeping = 175*l.* 0*s.* 2*d.*

A. 1.—D.

ACCOUNTS of a MIDDLEMARSH FARM in the LOUTH UNION - 140 acres arable.
120 acres pasture.
260 total acreage.

Farmed on the four and five course (farmed by owner through a bailiff). Average capital employed, including value of tenant-right, = 2,118*l.* 7*s.* 4*d.*

RECEIPTS.

Year ending May Day.	Sheep.	Cattle.	Pigs.	Barley.	Wheat. —	Wheat. Unthreshed.	Beans.	Oats.	Barley, Peas, and Potatoes.	Potatoes.	Poultry.	Dairy.	Wool.	Straw Labour, &c.	Inventory of Stock and Implements.	Farm Produce.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1879	211 13 10	146 7 5	54 2 7	101 19 9	255 14 3	—	—	—	—	—	35 12 6	85 3 9½	100 0 0	24 0 0	1,891 11 9	—	2,906 5 10½
1880	310 0 9	136 9 6	46 6 0	64 16 2	95 0 0	168 11 0	—	—	—	—	30 7 4	98 8 11½	131 0 0	28 17 6	1,781 11 6	—	2,891 8 8½
1881	189 8 2	166 7 9	43 12 4½	88 6 6	400 4 9	—	—	—	—	—	32 0 7½	94 1 0½	100 0 0	54 14 0	1,940 11 0	—	3,110 1 2½
1882	343 3 10	165 4 6	49 16 9	166 10 9	314 7 3	—	—	—	—	—	33 0 7½	91 18 4	100 0 0	26 17 3	1,795 3 3	—	3,086 2 6½
1883	326 0 0	224 13 3	53 0 3	254 14 0	219 10 6	—	—	—	—	—	20 13 0	54 16 4½	80 0 0	26 4 0	1,806 8 3	—	3,065 19 7½
1884	276 0 11	152 12 0	59 18 7½	214 4 3	210 8 0	—	—	—	—	—	19 2 3	64 17 6½	80 0 0	18 18 0	1,836 1 3	15 17 0	2,947 19 10
1885	318 14 1	124 18 4	47 4 5	38 13 0	295 7 0	—	—	—	—	—	21 13 11½	55 17 6½	—	—	1,806 19 9	—	2,709 8 1
1886	278 2 1	125 16 0	41 12 5½	167 7 0	258 5 6	—	—	—	—	—	21 7 4½	63 19 5½	—	25 17 6	1,517 13 0	—	2,500 0 4½
1887	300 6 10	140 9 6	55 13 11	103 1 6	193 15 3	—	8 4 0	2 0 0	—	2 10 0	21 19 0	54 15 9½	—	23 11 6	1,473 8 0	—	2,379 15 3½
1888	353 5 8	178 10 10	56 10 3	95 5 6	265 4 6	—	20 6 6	—	—	—	20 7 10	64 2 0½	—	23 15 10	1,507 6 6½	—	2,584 15 6
1889	324 6 11½	127 8 8	62 14 11	—	218 10 0½	—	—	—	98 4 4½	—	18 9 0	62 0 7	—	22 6 2	1,541 5 0	—	2,475 5 3½
1890	300 18 9	86 4 7	69 3 2½	—	220 15 6	—	—	—	96 7 6	—	23 1 10	61 16 8½	—	21 15 6	1,638 7 0	—	2,518 10 7
1891	207 0 9	131 19 3	49 6 5	172 0 10½	233 7 0	—	—	—	—	—	29 19 6½	62 18 11	—	—	1,849 19 0	—	2,736 11 9
1892	306 12 3	86 5 2	58 4 11	239 19 10½	239 0 9	—	—	—	—	—	37 7 5	61 16 5½	—	20 3 11	1,907 17 7	—	2,957 8 4

EXPENDITURE.

Year ending May Day.	Labour.	Rent, Rates, Taxes, &c.	Tradesmen's Bills.	Cake and Corn.	Manure.	Sundries.	Inventory of Stock and Implements.	Horses.	Sheep.	Cattle.	Pigs.	Total.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1879	360 10 9	436 6 1	99 4 2½	175 14 4	35 12 0	16 18 3½	1,813 14 0	—	—	—	—	2,937 19 8	—	31 13 9½
1880	362 6 6½	431 8 0½	52 0 0	187 9 10	30 0 0	9 18 0½	1,891 11 9	—	—	—	—	2,964 14 2½	—	73 5 6
1881	372 17 10½	431 3 2	94 15 1½	297 17 11	57 10 0	15 3 1½	1,781 11 6	—	—	—	—	3,050 18 8½	59 2 6	—
1882	388 18 0	434 1 4½	77 5 5	222 9 5	86 5 9	21 0 9	1,940 11 0	—	—	—	—	3,170 11 8½	—	84 9 2
1883	344 7 10	432 0 6½	82 0 5½	162 2 8	67 13 0	20 14 7	1,795 3 3	25 5 7	—	—	—	2,929 7 11	136 11 8½	—
1884	350 16 2	461 13 4	86 7 6½	191 10 4	72 11 0	17 13 3½	1,806 8 3	39 12 0	—	—	—	3,026 11 11	—	78 12 1
1885	335 8 5	460 5 0	74 18 2½	211 17 3	77 12 9	11 17 6	1,836 1 3	36 19 10	—	—	—	3,044 15 2½	—	335 7 1½
1886	315 0 4½	414 0 0	53 18 6½	183 17 4	64 9 0	16 9 8½	1,806 19 9	26 0 6	—	—	—	2,880 15 2½	—	380 14 10
1887	333 11 10½	414 0 0	47 9 9	153 11 10	53 8 0	13 15 5	1,517 13 0	2 2 0	9 13 2	6 5 0	—	2,551 10 0½	—	171 14 9
1888	322 15 10½	414 10 4	47 10 9	195 16 7	62 3 6	19 11 8½	1,473 8 0	—	117 18 3	33 13 0	0 12 6	2,688 0 6	—	103 5 0
1889	340 13 11½	413 15 10	70 9 3	182 8 0	28 16 5½	9 16 4½	1,507 6 6½	—	—	—	—	2,553 6 5	—	78 1 1½
1890	348 4 3½	412 4 1½	74 11 5	165 18 1	44 13 10	15 18 4	1,541 5 0	—	—	—	—	2,602 15 1	—	84 4 6
1891	334 6 3	413 12 5	83 14 9½	165 7 6	55 3 6	14 17 7	1,638 7 0	—	—	—	—	2,705 9 0½	31 2 8½	—
1892	321 4 3½	412 4 3	66 4 1½	180 7 5	29 5 0	11 12 6	1,849 19 0	—	—	—	—	2,870 16 7	86 11 9	—
												Totals	313 8 8	1,421 7 10½

	£	s.	d.
Total loss between 1879 and 1892	=1,107	19	2½
Average annual loss	= 79	2	9½
	= 3·73 per cent. on average capital employed.		

No interest charged on capital.

200 acres arable.
300 acres grass.
1,200 total acreage.

Accounts of a Middle Marsh Farm in the Louth Union

Soil, strong clay subsoil, about 6 inches under surface. Farmed on five-course shift, viz., turnips, mustard, rape, or tares to graze, barley or oats, seeds, then wheat, barley, or oats, with which 4 cwt. of artificial manure is sown. Average capital employed, including value of tenant-right, 7,407*l.* 10*s.* 1*d.*

Year.	Receipts. Corn.	Stock.	Sundries and Wool.	Valuation.	Total.	Expenditure. Valuation.	Rent.	Rates and Taxes.	Labour.	Stock bought.	Feeding Stuffs, Cake.	Manures.	Sundries, Tradesmen's Bills.	Total.	— Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1884-85	2,447 1 6	2,298 10 6	318 8 0	5,501 10 0	10,565 10 0	6,132 7 6	1,886 12 0	214 3 1	1,235 11 0	240 5 0	409 17 6	105 15 0	609 1 8	10,833 12 9	—	268 2 9
1885-86	2,558 5 6	2,083 6 0	326 0 0	5,513 8 0	10,480 19 6	5,501 10 0	1,886 12 0	218 8 0	1,293 19 4	453 8 0	406 10 0	139 8 0	519 4 2	10,418 19 6	62 0 0	—
1886-87	1,988 0 9	1,808 19 0	307 9 0	5,307 0 0	9,411 8 9	5,513 8 0	1,700 0 0	227 2 0	1,351 14 8	57 2 0	350 3 0	119 6 0	564 0 0	9,882 15 8	—	471 6 11
1887-88	2,421 14 0	1,773 0 0	379 12 0	5,306 12 0	9,880 18 0	5,307 0 0	1,700 0 0	244 12 6	1,266 18 9	110 15 0	367 9 10	109 15 0	644 6 0	9,750 17 1	130 0 11	—
1888-89	1,721 10 9	2,381 14 0	362 7 6	5,731 7 0	10,196 19 3	5,306 12 0	1,530 0 0	249 10 6	1,239 17 6	145 18 6	398 4 3	120 2 6	621 7 0	9,611 12 3	585 7 0	—
1889-90	1,859 10 0	2,473 8 9	496 10 0	6,516 10 0	11,345 18 9	5,731 7 0	1,530 0 0	243 4 0	1,254 19 3	150 4 6	471 2 0	114 5 0	686 9 9	10,181 11 6	1,164 7 3	—
1890-91	2,672 8 3	2,388 19 0	368 0 0	6,038 15 0	11,468 2 3	6,516 10 0	1,530 0 0	261 16 10	1,298 15 0	260 2 6	526 10 0	98 10 0	746 14 3	11,238 18 7	229 3 8	—
1891-92	1,890 2 6	2,042 12 0	339 0 0	6,498 17 6	10,770 12 0	6,038 15 0	1,530 0 0	244 17 0	1,201 17 8	608 7 6	426 17 6	111 6 0	649 6 7	10,811 7 3	—	40 15 3
1892-93	1,611 15 0	1,656 7 6	329 0 0	5,528 14 0	9,125 16 6	6,498 17 6	1,250 0 0	286 13 2	1,228 14 10	74 18 6	479 10 0	117 7 6	615 3 0	10,551 4 6	—	1,425 8 0
1893-94	773 5 0	1,932 4 0	443 6 0	5,791 10 0	8,940 5 0	5,528 14 0	1,250 0 0	298 4 4	1,120 11 3	46 7 0	388 6 0	90 8 0	567 16 0	9,290 6 7	—	350 1 7
														Totals	2,170 18 10	2,555 14 6

	£	s.	d.
Total loss between 1884 and 1894 =	384	15	8
Average annual loss =	38	9	6
=	·51 per cent. on average capital employed.		

No charge for interest on capital.
No charge for management.
Nothing taken from the farm for house-keeping.

84460.

A. 1.—F.

ACCOUNTS of a FARM on the HEATH in the SLEAFORD UNION - - 600 acres arable.
190 pasture.
790 total acreage.

Farmed on the four-course. Average capital employed, 5,821*l.* 15*s.* 11*d.*

RECEIPTS.

Year ending Lady Day.	Valuation.	Sheep.	Beasts.	Horses.	Pigs.	Corn.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1889-90 - - -	6,444 13 8	2,846 19 5	1,228 14 0	48 17 6	152 5 2	2,006 8 3	12,727 18 0
1890-91 - - -	5,910 3 6	2,468 10 0	1,078 9 0	138 11 6	165 17 10	1,452 12 9	11,214 4 7
1891-92 - - -	5,723 19 7	1,676 0 11	1,042 11 6	40 5 0	74 15 11	1,829 9 3	10,387 2 2
1892-93 - - - -	5,778 5 1	1,430 15 10	921 15 6	103 15 0	102 8 7	1,905 1 6	10,242 1 6
1893-94 - - -	5,251 17 9	1,897 16 5	1,021 7 6	200 4 0	214 13 4	1,301 3 11	9,887 2 11

EXPENDITURE.

Year ending Lady Day.	Valuation.	Sheep.	Beasts.	Horses.	Pigs.	Corn.	Cake.	Tillage.	Tradesmen's Bills.	Rent, Rates, and Taxes.	Labour.	Sundries.	Total.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1889-90 - - - -	6,444 13 8	1,369 13 0	538 16 11	54 0 0	16 0 0	478 19 6	879 17 1	222 9 2	168 6 5	640 18 7	780 16 11	524 1 6	12,118 12 9	609 5 3	—
1890-91 - - - -	5,910 3 6	1,003 16 6	422 12 1	54 0 0	—	465 19 6	770 10 0	170 7 0	264 6 10	600 18 10	732 19 5	324 3 1	10,719 16 9	494 7 10	—
1891-92 - - - -	5,723 19 7	484 18 0	806 3 0	—	3 18 0	419 19 0	767 7 0	216 0 0	316 11 1	631 1 3	776 6 1	291 0 1	10,437 3 1	—	50 0 11
1892-93 - - - - -	5,778 5 1	814 7 0	454 16 8	88 10 0	16 10 0	562 17 0	751 5 0	226 3 0	221 17 1	584 14 0	823 15 4	278 13 6	10,601 18 8	—	359 12 2
1893-94 - - - -	5,251 17 9	349 14 6	173 12 6	215 14 0	64 9 6	531 7 3	928 8 6	297 1 0	366 10 1	560 13 9	816 19 7	180 11 4	9,736 19 9	150 3 2	—
													Totals -	1,253 16 3	409 13 1

Total profit between 1889 and 1894 = £ 844 3 2

Average annual profit - = 168 16 7

= 2·89 per cent. on average capital employed.

No interest charged on capital.
No charge for management.
House-keeping kept separate, which averages 35*l.* per annum.

A. 1.—G.

ACCOUNTS of a TURNIP and BARLEY FARM in the GRANTHAM UNION - 382 acres arable.
72 acres grass.
454 total average.

Soil limestone. Farmed on four-course. Farmed by owner through bailiff.
Average capital employed, 2,861*l.* 7*s.* 6*d.*

RECEIPTS.						EXPENDITURE.												—	
Year ending Lady Day.	Corn sold.	Stock sold, including Wool.	Sundries.	Valuation of Live and Dead Stock at end of Year.	Total Receipts.	Rent.	Rates.	Taxes.	Labour, including Threshing.	Live Stock bought.	Feeding Stuffs.	Artificial Manures.	Seeds and Seed Corn.	Tradesmen's Bills, including Implements.	Sundries, including Insurance 5*l.*	Valuation at commencement of Year. Tenant-Right.*	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1889-90	802 3 0	1,175 7 7	23 3 9	3,120 16 6	5,127 10 10	360 0 0	24 13 3	3 18 11	532 0 0	2,298 14 9	411 5 0	74 11 0	181 13 2	447 7 9	21 17 5	592 12 3	4,948 13 6	178 17 4	—
1890-91	1,120 0 6	1,175 16 1	12 19 9	2,900 12 0	5,209 8 4	360 0 0	28 1 9	3 18 11	573 4 2	310 10 3	310 5 1	75 11 3	137 10 9	118 6 2	15 10 8	3,120 16 6	5,053 15 6	155 12 10	—
1891-92	734 12 6	1,241 13 7	20 18 9	2,843 7 0	4,840 11 10	360 0 0	32 2 6	3 18 11	569 8 9	227 2 6	318 16 2	71 5 3	153 15 11	103 16 5	13 16 0	2,900 12 0	4,754 14 5	85 17 5	—
1892-93	1,148 2 0	781 9 2	130 3 4	2,550 15 0	4,610 9 6	360 0 0	42 15 4	3 18 11	594 14 3	114 13 0	247 11 2	61 19 6	151 0 1	89 3 3	17 14 4	2,843 7 0	4,526 16 10	83 12 8	—
1893-94	747 19 9	1,197 0 1	101 5 9	1,921 1 3	3,967 6 10	360 0 0	41 5 0	4 14 11	543 1 3	70 0 3	331 7 9	88 2 0	94 4 9	174 7 1	14 15 11	2,550 15 0	4,272 3 11	—	305 7 1
																	Totals -	504 0 3	305 7 1

* NOTE.—As this farm was entered upon in 1889, Lady Day, the tenant-right is given instead of the valuation and that with the amount paid for live stock and implements makes up the valuation.

	£	s.	d.
Total profit between 1889 and 1894 =	198	13	2
Average annual profit - - - =	39	14	7½
= 1·39 per cent. on average capital employed.			

No interest charged on capital.
Nothing taken from farm for house-keeping.

A. 1.—H.

Accounts of a Clay Farm in the Grantham Union.

	Acres.		Acres.
Clay	595	Plough	474
Turnip land	111	Grass	232
	706 acres.		706 acres.

Farmed on the four and five course. Farmed by owner through bailiff. Average capital employed = 3,377*l.* 10*s.* 10*d.*

Receipts.						Expenditure.												—	
Year ending Lady Day.	Corn sold.	Stock sold including Wool.	Sundries.	Valuation of Live and Dead Stock at end of Year.	Total Receipts.	Rent.	Rates.	Taxes.	Labour including Threshing and Steam Cultivation.	Live Stock bought.	Feeding Stuffs including Keeping.	Artificial Manures.	Seeds and Seed Corn.	Tradesmen's Bills.	Sundries including Insurance, 57*l.* 15*s.*	Valuation at commencement of Year.	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1889-90	711 10 6	1,190 18 3	26 0 2	3,528 1 0	5 456 9 11	500 0 0	54 11 11	7 11 4	656 6 8	235 13 8	235 1 5	58 9 5	196 13 4	122 1 11	33 14 7	3,393 3 6	5,493 7 9	—	36 17 10
1890-91	913 2 0	970 12 11	59 3 6	3,257 11 0	5,200 9 5	500 0 0	53 6 1	7 3 0	675 2 0	156 11 10	369 14 4	74 8 7	103 7 3	152 12 9	35 3 2	3,528 1 0	5,655 10 0	—	455 0 7
1891-92	758 16 6	876 3 1	39 0 4	3,338 16 0	5,012 15 11	500 0 0	57 10 10	7 3 0	736 4 7	196 8 0	327 17 6	61 9 2	58 9 1	162 15 3	31 17 9	3,257 11 0	5,397 6 2	—	384 10 3
1892-93	621 8 6	740 7 9	35 6 2	3,370 3 0	4,767 5 5	500 0 0	76 14 11	7 3 0	737 11 9	158 15 6	293 13 3	59 5 2	135 6 0	134 19 2	33 0 10	3,338 16 0	5,505 5 7	—	738 0 2
1893-94	615 7 2	904 14 5	23 7 5	3,362 12 0	4,906 1 0	500 0 0	73 4 2	7 16 11	660 6 11	69 5 5	486 18 2	53 13 0	131 11 1	116 0 4	19 16 2	3,370 3 0	5,488 15 2	—	582 14 2
																	Totals	—	2,197 3 0

Total loss between 1889 and 1894 = £ 2,197 3 0

Annual average loss = £ 439 8 7 = 13·01 per cent. on average capital employed.

No interest charged on capital.

Nothing taken from farm for house-keeping.

A. 1.—I.

ACCOUNTS of a FARM in the CAISTOR UNION, 592 Acres.

407 acres arable.
185 acres grass.

592 acres.

Soil is mixed. Some sand, some gravel, and some strong land. Farmed on four-course. Capital employed, 3,600*l.*

Year.	Profit.	Loss.
	£ s. d.	£ s. d.
From 6th April 1888 to 6th April 1889.	73 2 1½	—
From 6th April 1889 to 6th April 1890.	—	209 19 6½
From 6th April 1890 to 6th April 1891.	—	331 15 9
From 6th April 1891 to 6th April 1892.	—	364 14 9
From 6th April 1892 to 6th April 1893.	—	230 13 0
From 6th April 1893 to 6th April 1894.	—	389 19 4
Totals - -	73 2 1½	1,527 2 4½

	£ s. d.
Total loss between 1888 and 1894	1,454 0 3
Average annual loss - -	242 6 8½
,, ,,	6·73 per cent. on average capital employed.

No interest charged on capital.
No charge made for management.
Nothing taken out of farm for house-keeping.

A. 1.—J.

ACCOUNTS of a TURNIP and BARLEY FARM in the CAISTOR UNION, 1,800 acres.

Average capital employed, 15,119*l.* 16*s.* 11*d.*

Year.	Profit.	Loss.	Capital.
	£ s. d.	£ s. d.	£ s. d.
1879–1880	—	3,736 19 0	17,983 14 11½
1880–1881	—	1,499 0 10½	18,100 10 0
1881–1882	512 9 9½	—	18,327 15 0
1882–1883	1,069 13 8	—	18,443 19 6
1883–1884	—	80 10 9	17,312 13 0
1884–1885	479 7 9½	—	17,210 9 0
1885–1886	—	1,392 4 3	15,506 2 0
1886–1887	—	845 19 4	14,378 7 0
1887–1888	1,531 19 2½	—	13,503 3 0
1888–1889	—	365 10 6½	13,748 9 0
1889–1890	564 13 7	—	12,801 0 0
1890–1891	659 6 7	—	13,454 7 0
1891–1892	—	1,263 14 8	12,285 7 0
1892–1893	—	1,432 14 6½	12,109 2 0
1893–1894	—	1,532 7 10	11,632 15 6
Totals and average.	4,817 10 7½	12,149 1 9½	15,119 16 11

	£ s. d.
Total loss - - - -	7,331 11 2
Average annual loss - -	488 15 5
,, ,,	3·2 per cent. on average capital employed.

No charge made for management.
No interest charged on capital.

Produce is taken from farm for house-keeping purposes, but no account is kept.

A. 1.—K.

ACCOUNTS of a FARM in the NEWARK UNION.

448 acres arable.
90 acres pasture.

538 total acreage.

Soil, sandy. Capital employed, 4,500*l.*

From 1883 to 1893.

Year.	Profit.	Loss.
	£ s. d.	£ s. d.
1883 - - -	—	257 0 0
1884 - - -	—	117 0 0
1885 - - -	—	297 0 0
1886 - - -	—	292 0 0
1887 - - -	—	212 0 0
1888 - - -	52 10 0	—
1889 - - -	—	196 0 0
1890 - - -	109 0 0	—
1891 - - -	87 0 0	—
1892 - - -	—	207 0 0
1893 - - -	160 0 0	—
Totals -	408 10 0	1,578 0 0

	£ s. d.
Total loss between 1883 and 1893	1,169 10 0
Average annual loss - -	106 6 4
,, ,,	2·4 per cent. on average capital employed.

No interest charged on capital.
No charge for management.
Used in the house from the farm: bacon, eggs, poultry, and milk of one cow.

A. 1.—L.

ACCOUNTS of a FARM in the LINCOLN UNION.

334 acres arable.
666 acres grass.

1,000 total acreage.

Chiefly low land. Started dairying in 1885. Capital, 10,000*l.*

Year.	Profit.	Loss.
	£ s. d.	£ s. d.
1878–1879 - -	—	62 6 9
1879–1880 - -	—	374 18 0
1880–1881 - -	—	408 0 9
1881–1882 - -	110 8 5	—
1882–1883 - -	47 19 5	—
1883–1884 - -	—	14 5 8
1884–1885 - -	—	0 6 2
1885–1886 - -	227 14 0	—
1886–1887 - -	176 5 4	—
1887–1888 - -	232 14 0	—
1888–1889 - -	232 15 5	—
1889–1890 - -	60 4 0	—
1890–1891 - -	426 12 9	—
1891–1892 - -	—	287 15 9
1892–1893 - -	128 2 5	—
Totals -	1,642 15 9	1,147 13 1

	£ s. d.
Total profit between 1878 and 1893	495 2 8
Average annual profit - -	33 0 2
,, ,,	·33 per cent. on average capital employed.

No interest charged on capital.
No charge for management.

A. 1.—M.

ACCOUNTS of a FARM in the SPALDING UNION - - - 639 acres arable.
130 old grass.
100 other grass.
869

Soil = 672 acres good sound black land, with blue clay subsoil; 197 acres heavy clay. Capital employed, 6,500*l.*

1892-1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Corn	2,276	11	8	Valuation	6,565	0	0
Stock	3,864	17	5	Rent	1,372	17	1
Sundries	825	0	0	Rates and taxes	335	8	11
Valuation	6,398	0	0	Labour	1,494	19	6
				Stock bought	1,942	7	6
				Feeding stuffs	523	0	3
				Corn and seeds	89	7	4
				Manures	99	9	0
				House	167	14	1
				Sundries	661	19	11
				Balance—profit	112	5	6
	13,364	9	1		13,364	9	1

1893-1894.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Corn	2,339	10	9	Valuation	6,398	0	0
Stock	3,555	4	3	Rent	1,257	1	5
Sundries	1,278	15	11	Rates and taxes	358	1	5
Valuation	6,001	18	0	Labour	1,339	14	4
Balance—loss	195	13	11	Stock bought	2,164	11	6
				Feeding stuffs	598	16	11
				Corn and seeds	290	0	6
				Manures	159	12	6
				House	147	11	9
				Sundries	657	12	6
	13,371	2	10		13,371	2	10

	£	s.	d.
Total loss between 1892–1894 =	83	8	5
Average annual loss - =	41	14	2½
= ·64 per cent. on average capital employed.			

No interest charged on capital.
No charge for management.
No produce taken for housekeeping.

A. 1.—N.

ACCOUNTS of a FARM in the CAISTOR UNION (1,600 acres).

Soil light wold land on chalk. Farmed on the four-course system. Turnips, barley or oats, seeds. Capital employed, 8,500*l.*

May 13th, 1892, to May 13th, 1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
By sale of corn	2,807	2	3	Rent	1,700	0	0
,, stock	7,477	10	4	Rates	99	18	5½
,, wool				Taxes			
,, sundries	354	14	1½	Labour	1,523	8	4½
Balance—loss	232	17	10	Live stock purchases	5,884	13	6
				Feeding stuff purchases	270	11	0
				Artificial manure purchases			
				Household expenses	308	0	0
				Tradesmen's bills and insurance	688	12	11½
				Seed corn and seed and sundries	397	0	3
	10,872	4	6½		10,872	4	6½

Loss = 232*l.* 17*s.* 10*d.*
= 2·8 per cent. on capital employed.
No interest charged on capital.
No charge for management.

A. 1.—O.

ACCOUNTS of a FARM in SPILSBY UNION - - 400 acres arable.
235 acres grass.
635 acres total acreage.

Soil, mixed. Farmed on five-course system. Capital employed, 4,000*l*.

ACCOUNT for the YEAR ending LADY DAY, 1894.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	521	7	0	Labour	679	16	5
Barley	650	16	0	Rent, rates, and taxes	726	19	3
Peas	58	12	4	Tradesmen's bills	229	18	4
Poultry	31	17	0	House-keeping	223	18	8
Beasts	618	10	0	Corn and seeds	198	15	0
Horses	187	0	0	Cake	364	7	3
Pigs	129	19	3	Corn meal and bran	186	0	6
Sheep	1,169	0	8	Artificial manure	97	0	9
Valuation, Lady Day, 1894	2,961	15	6	Sheep	212	18	3
Balance—loss	1	7	11	Beast, horses, and pigs	211	3	6
				Insurance of farm stock and household furniture	5	1	9
				Valuation, Lady Day, 1893	3,194	6	0
	6,330	5	8		6,330	5	8

Loss { = 1*l*. 7*s*. 11*d*.
= ·03 per cent. on capital employed.
No interest charged on capital.
No charge made for management.

A. 1.—P.

ACCOUNT of a FARM in the SPILSBY UNION - - 560 acres arable.
252 acres pasture.
812 acres.

1893–1894.

Soil, part strong with clay subsoil, and part with limestone. Farmed on four and five course. Capital employed, 5,000*l*.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Corn	1,589	18	8	Rent	1,017	0	0
Stock	1,706	0	0	Rates	126	17	10
Wool	211	6	0	Taxes	48	15	7
Sundries	43	14	0	Labour	885	0	5
Balance—loss	302	10	8	Live stock purchases	326	16	4
				Feeding stuffs purchases	314	9	9
				Artificial manures purchases	93	4	0
				Insurance	6	7	6
				Household expenses	123	15	2
				Sundries	22	15	0
				Tradesmen's bills	617	17	5
				Seed corn and clover	270	10	4
	3,853	9	4		3,853	9	4

Loss { = 302*l*. 10*s*. 8*d*.
= 6·05 per cent. on capital employed.
No interest charged on capital.
No charge for management.

A. 1.—Q.

ACCOUNTS of a FARM in the GRIMSBY UNION - - 100 acres arable.
50 ,, pasture.
150 acres.

Capital employed, 1,600*l*.

1891–1892.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Stock	433	19	11	Labour	226	19	4
Corn	167	9	0	Manure and feeding stuffs	138	14	3
Poultry and eggs	13	14	8	Seed corn and clovers	23	5	7
Sundries	5	2	0	Tradesmen's bills	44	18	11
Balance—loss	16	3	7	Stock bought	19	3	6
				Rates, taxes, and insurance	19	7	9
				Sundries	3	19	10
				Rent	160	0	0
	636	9	2		636	9	2

1892–1893.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Stock	410	12	5	Labour	226	5	5
Corn	169	19	10	Manure, feeding stuffs, and cake	130	13	4
Poultry and eggs	14	1	11	Seeds	51	0	4
Sundries	1	10	0	Tradesmen's bills	37	6	7
Balance—loss	34	9	1	Stock bought	7	5	0
				Rates, taxes, and insurance	14	5	9
				Sundries	3	16	10
				Rent	160	0	0
	630	13	3		630	13	3

	£	s.	d.
Total loss between 1891 and 1893 =	50	12	8
Average annual loss =	25	6	4
= 1·5 per cent. on average capital employed.			

No charge for management.
No charge for interest on capital.

A. 1.—R.

Poultry Accounts of a Breeder in North Lincolnshire.

Year.	Receipts. Fowls.	Eggs.	Prize Money.	Corn and Meal in Hand.	Total.	Expenditure. Fowls, Corn Labour Appliances.	Show Expenses.	Produce consumed.	Total.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1889	25 18 6	13 1 6½	6 0 0	1 19 0	46 19 0½	51 15 10½	6 0 1½	6 15 0	64 11 0	17 11 11½
1890	30 11 7½	13 13 5½	11 0 0	5 3 6	60 8 1	58 6 10	10 5 5	5 3 3	73 15 6	13 7 5
1891	37 5 4½	12 14 7	13 18 6	5 18 6	69 16 11½	67 17 9½	18 0 9	4 18 0	90 16 6½	20 19 7
1892	40 6 8	11 7 7	16 7 10	—	68 2 1	66 8 9½	14 9 3	4 19 2	85 17 2½	17 15 1½
1893	49 12 10	13 0 9	12 3 6	19 14 5	94 11 6	76 12 5	14 3 2	5 12 6	96 8 1	1 16 7

A 2.

Reductions and Abatements in Rent and Expenditure on certain Landowners' Estates.

[*See* paragraphs 73, 82–87].

A. 2.—A.

The Earl of Yarborough's Estate (54,139 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements on Farms without charging Tenant Interest.	Money spent on Repairs.
	Per cent.	Per cent.	£	£
1879	—	10	2,075	1,956
1880	—	15	4,822	1,589
1881	—	15	4,708	3,815
1882	—	15	3,801	5,265
1883	—	15	6,270	3,352
1884	15	—	4,765	4,118
1885	—	—	2,542	2,129
1886	10	—	3,456	2,996
1887	—	—	2,125	3,059
1888	—	—	4,046	3,435
1889	—	—	3,915	2,153
1890	—	—	3,611	3,455
1891	—	—	3,241	1,472
1892	—	10	2,954	2,320
1893	—	10	2,865	2,081
1894	8	—	—	—
			55,196	43,195

Total expenditure.	£
Permanent improvements, 1879 to 1894	55,196
Repairs, 1879 to 1894	43,195
Improvements and repairs, 1866 to 1879	68,617
Miscellaneous expenditure, 1866 to 1894	7,873
Improvements and repairs, 1850 to 1866	78,156
Total from 1850 to 1894	253,037

A. 2.—B.

The Marquis of Bristol's Estate (13,000 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements without charging Tenant Interest.	Money spent on Repairs.
	Per cent.		£	£
1879	1	Except in isolated instances, abatements have never been made.	803	1,179
1880	4¾		2,043	966
1881	4		1,892	1,549
1882	3½		1,242	1,960
1883	1¾		719	2,574
1884	1¾		1,312	1,664
1885	8½		1,711	565
1886	4½		1,479	292
1887	6		128	543
1888	2½		564	357
1889	4		453	1,088
1890	Nil		542	1,207
1891	Nil		550	715
1892	1		167	1,143
1893	2		442	852
			14,047	16,674

The whole represents a reduction on the original rental of about 50 per cent.

A. 2.—C.—Mr. Edmund Turnor's Estate (about 21,000 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements without charging Tenant. Interest.			Money spent on Repairs.		
	Per cent.	Per cent.	£	s.	d.	£	s.	d.
1879	—	9	2,194	0	2	772	8	3
1880	$3\frac{1}{2}$	$11\frac{1}{2}$	928	7	10	1,147	18	6
1881	$4\frac{1}{4}$	$9\frac{1}{4}$	2,368	13	1	1,010	12	6
1882	$\frac{1}{7}$	$9\frac{1}{2}$	1,094	17	1	1,564	8	11
1883	$\frac{1}{2}$	$16\frac{3}{4}$	1,868	9	9	892	14	8
1884	8	$3\frac{1}{2}$	1,502	3	0	1,384	15	5
1885	$2\frac{1}{2}$	$14\frac{3}{4}$	1,207	13	0	1,309	13	0
1886	$3\frac{1}{2}$	$19\frac{1}{2}$	1,347	14	1	668	6	1
1887	$1\frac{1}{2}$	$16\frac{3}{4}$	601	3	0	972	5	7
1888	$5\frac{1}{4}$	11	1,708	8	9	993	13	6
1889	6	$20\frac{3}{4}$	1,446	10	10	1,079	9	6
1890	—	$15\frac{3}{4}$	1,796	9	2	1,996	2	11
1891	$\frac{3}{4}$	12	1,311	1	8	2,423	16	7
1892	$\frac{3}{4}$	$12\frac{1}{2}$	1,172	10	10	1,875	13	10
1893	$\frac{3}{4}$	24	1,657	2	2	1,409	0	6
			22,505	12	5	19,500	19	9

A. 2.—D.—Sir F. Astley Corbett's Estate (9,500 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements and Repairs, without charging Tenant Interest.*
	Per cent.	Per cent.	£
1879	—	10	1,350
1880	—	20	1,182
1881	—	20	967
1882	—	20	894
1883	—	20	918
1884	20	—	818
1885	—	—	1,544
1886	—	10 (on 1884 valuation	989
1887	—	15	913
1888	—	15	424
1889	—	15	364
1890	—	15	746
1891	—	15	310
1892	—	15 and 10 on Michaelmas.	307
1893	—	15 and 10 on Michaelmas.	262

* In addition to these figures 300*l.* a year is paid to carpenter and bricklayer belonging to the estate for buildings erected and repairs.

A.2.—E.—Sir W. E. Welby Gregory's Estate (15,200 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements without charging Tenant Interest.			Money Spent on Repairs.		
	Per cent.	Per cent.	£	s.	d.	£	s.	d.
1879	—	10 (on half year)	1,292	0	0	182	0	0
1880	—	10 per cent. on one half year, 15 per cent. on the other.	983	0	0	121	0	0
1881	10	15 per cent. on reduced rent for the whole year.	2,878	0	0	338	0	0
1882	—	15	1,643	0	0	370	0	0
1883	—	15	1,919	10	0	454	10	0
1884	1	15	1,736	15	0	598	0	0
1885	—	15	1,046	10	0	606	0	0
1886	20	15 (on half year)	678	0	0	230	0	0
1887	$10\frac{1}{2}$	—	738	10	0	723	10	0
1888	—	—	779	0	0	637	10	0
1889	—	—	1,634	0	0	773	0	0
1890	—	—	3,326	17	6	1,243	0	0
1891	—	—	1,795	10	0	1,072	6	0
1892	—	—	1,107	0	0	793	0	0
1893	—	15	1,013	10	0	459	0	0
			22,571	2	6	8,600	16	0

A. 2.—F.—The Earl Brownlow's Estate (11,643 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent in Permanent Improvements and Repairs, without charging Tenant Interest.		
	Per cent.	Per cent.	£	s.	d.
1877	—	—	3,837	2	8
1878	—	—	4,029	9	11
1879	0·3	—	4,154	11	1
1880	0·76	18·53	5,217	1	9
1881	0·42	2·94	4,359	9	2
1882	0·21	5·75	3,598	3	7
1883	1·87	0·64	5,905	19	6
1884	4·7	1·7	3,037	11	9
1885	2·64	1·42	4,357	5	2
1886	4·43	4·26	3,698	10	2
1887	5·82	2·26	5,247	13	5
1888	3·8	1·05	2,901	8	7
1889	1·71	1·18	2,498	7	$5\frac{1}{2}$
1890	0·97	0·2	1,910	16	2
1891	0·76	0·3	2,206	2	9
1892	0·34	0·1	3,514	5	$10\frac{1}{2}$
1893	1·14	3·57	2,740	12	3
			83,214	11	$3\frac{1}{2}$

A. 2.—G.—The Cust Estate (16,843 acres).

Year.	Per-centage of Permanent Reductions in Rent made on Total Rental.	Per-centage of Abatements in Rent made on Total Rental.	Money spent on Permanent Improvements and Repairs on Farms, without charging the Tenants Interest.		
	Per cent.	Per cent.	£	s.	d.
1877	—	—	6,695	11	9
1878	—	—	6,880	0	7
1879	$\frac{1}{8}$	8	7,155	3	$6\frac{1}{2}$
1880	—	$11\frac{3}{4}$	5,864	19	$2\frac{1}{2}$
1881	$\frac{1}{7}$	$14\frac{1}{2}$	4,537	6	$2\frac{1}{2}$
1882	1	$13\frac{3}{4}$	3,462	16	$10\frac{1}{2}$
1883	$3\frac{1}{2}$	$11\frac{1}{2}$	4,679	17	2
1884	$2\frac{1}{13}$	$10\frac{1}{2}$	4,455	6	0
1885	$3\frac{1}{2}$	9	6,189	6	9
1886	$6\frac{1}{2}$	$5\frac{1}{2}$	6,475	10	$9\frac{1}{2}$
1887	$6\frac{1}{3}$	$2\frac{3}{4}$	5,369	14	4
1888	$2\frac{3}{4}$	$2\frac{3}{4}$	5,012	17	$8\frac{1}{2}$
1889	$\frac{4}{9}$	$2\frac{3}{4}$	5,231	2	11
1890	$\frac{1}{3}$	$2\frac{4}{5}$	6,305	7	0
1891	$\frac{1}{3}$	$2\frac{3}{5}$	6,438	19	$6\frac{1}{2}$
1892	$\frac{1}{4}$	$6\frac{3}{4}$	5,209	0	$3\frac{1}{2}$
1893	—	—	3,071	6	6
			93,034	0	$2\frac{1}{2}$

A.2.—H.—Total Amount spent on Repairs and Improvements on the Brownlow and Cust Estates from 1836 to 1893 inclusive.

Year.	Amount.			Year.	Amount.		
	£	s.	d.		£	s.	d.
1836	2,353	14	0	1866	6,106	7	8
1837	2,148	2	9	1867	5,353	4	$7\frac{1}{2}$
1838	3,094	10	7	1868	5,868	10	$6\frac{1}{2}$
1839	3,494	19	3	1869	6,845	8	$8\frac{1}{2}$
1840	3,588	9	7	1870	8,542	12	$11\frac{1}{2}$
1841	4,663	11	$5\frac{1}{2}$	1871	7,067	7	5
1842	7,282	0	7	1872	10,069	18	$3\frac{1}{2}$
1843	5,438	0	1	1873	8,674	12	5
1844	5,048	14	4	1874	10,662	4	$8\frac{1}{2}$
1845	4,894	3	5	1875	9,163	9	10
1846	4,618	3	$10\frac{1}{2}$	1876	8,707	8	2
1847	6,733	13	10	1877	10,532	14	5
1848	7,526	5	6	1878	10,909	10	7
1849	8,118	11	0	1879	11,309	14	$7\frac{1}{2}$
1850	7,677	15	10	1880	11,082	0	$11\frac{1}{2}$
1851	5,877	14	5	1881	8,896	15	$4\frac{1}{2}$
1852	5,285	11	$6\frac{1}{2}$	1882	7,061	0	$5\frac{1}{2}$
1853	7,776	16	9	1883	10,585	16	8
1854	6,280	13	4	1884	7,492	17	9
1855	6,281	14	1	1885	10,546	11	11
1856	4,430	9	$11\frac{1}{2}$	1886	10,174	0	$11\frac{1}{2}$
1857	4,063	13	0	1887	10,617	7	9
1858	6,012	9	10	1888	7,914	6	$3\frac{1}{2}$
1859	8,040	10	$8\frac{1}{2}$	1889	7,729	10	$4\frac{1}{2}$
1860	8,169	11	$1\frac{1}{2}$	1890	8,216	3	2
1861	8,705	6	10	1891	8,645	2	$3\frac{1}{2}$
1862	9,367	0	6	1892	8,723	6	2
1863	5,157	19	7	1893	5,811	18	9
1864	9,030	8	9				
1865	7,595	3	5		422,066	3	9

A. 2.—I.—Particulars of Estate Expenditure and Outgoings or Deductions from Rental, for each Year since 1872.

Particulars of the Estates of the Right Honourable Earl of Ancaster (Lincolnshire, Rutland, Derbyshire, and Huntingdonshire Estates).

Year.	1. Cultivated Acreage, approximately.		2. Agreed Rental.	3. Rent actually received, not deducting Income Tax.	Expenditure or Outgoings.							11. Total of Columns 4 to 10.	12. Net Income from Property after payment of Outgoings.	Permanent Improvements (the cost of which is not included in any of the preceding columns).	
					4. Tithe Rentcharge paid by Owner.	5. Land Tax (approximate).	6. Local Rates paid by Owner.	7. Drainage or Embankment Rates, &c., paid by Owner.	8. Repairs, Fences, and Insurance.	9. Expenses of Management.	10. Miscellaneous Outgoings, not included in previous Columns (if any).			13. New Buildings.	14. Drainage, Allowances for Grass Seeds, and other Improvements.
	In hand.	Let.													
	Acres.	Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
*1852	—	28,678	32,970 14 3	32,763 2 6	2,297 6 8	1,549 8 11	0 4 5	455 5 3	723 6 9	360 6 10	1,939 16 9	7,325 15 7	25,437 6 11	—	65 6 0
*1862	—	28,643	44,653 9 9	44,706 17 11	1,127 0 5	1,275 8 10	41 15 6	475 11 3	475 18 3	331 14 5	1,498 11 4	5,226 0 0	39,480 17 11	—	454 11 9
1872	735	53,258	86,683 16 2	86,326 10 2	2,253 1 9	2,203 5 9	897 18 8	506 18 8	11,055 10 4	1,718 5 6	6,741 16 7	25,376 17 3	60,949 12 11	15,938 19 9	1,610 2 0
1873	735	53,258	86,725 4 11	86,140 2 11	2,326 2 4	2,203 5 9	938 5 5	748 5 3	11,342 2 9	1,662 1 1	6,439 13 9	25,659 16 4	60,480 6 7	19,270 10 2	1,399 13 8
1874	735	53,258	87,134 14 8	86,247 7 10	2,282 16 3	2,203 5 9	1,034 16 2	794 14 11	12,669 13 7	1,763 5 3	6,668 14 9	27,417 5 11	58,830 1 11	19,632 5 8	1,184 5 11
1875	944	53,049	87,269 9 5	86,225 19 0	2,491 8 2	2,203 5 9	1,103 1 1	617 4 0	10,796 8 7	1,982 3 6	5,430 14 1	24,624 5 2	61,601 13 10	16,522 18 9	885 7 3
1876	944	53,049	87,451 18 8	86,997 11 3	2,402 4 7	2,203 5 9	1,013 5 2	613 17 11	12,724 10 1	1,918 7 4	5,620 0 9	26,495 11 7	60,501 19 8	18,932 4 2	1,018 4 3
1877	944	53,049	87,441 2 5	88,578 16 10	2,607 19 4	2,203 5 9	903 14 0	624 15 0	14,879 1 10	1,867 15 3	7,092 7 6	30,178 18 8	58,399 18 2	23,049 3 5	1,313 19 9
1878	944	53,049	86,902 0 8	85,850 1 7	2,576 13 5	2,203 5 9	969 8 7	767 19 4	15,848 13 2	1,959 8 8	6,798 8 1	31,123 17 0	54,726 4 7	24,457 11 1	2,189 12 6
1879	1,234	52,759	85,896 4 3	73,551 6 10	2,258 0 0	2,203 5 9	878 6 1	587 0 0	12,707 14 1	1,901 4 9	9,246 5 4	29,781 16 0	43,769 10 10	19,600 16 6	1,331 5 1
1880	2,537	51,455	83,877 3 2	73,597 15 5	2,525 18 3	2,203 5 9	913 11 3	623 2 0	11,696 7 3	1,915 13 10	7,971 9 6	27,849 7 10	45,748 7 7	16,749 3 1	2,285 1 8
1881	2,672	51,321	81,627 5 3	73,272 17 10	2,493 15 11	2,203 5 9	1,157 3 1	885 8 8	12,404 16 0	1,948 2 5	11,485 4 6	32,577 16 4	40,695 1 6	17,829 12 8	3,174 7 2
1882	3,681	50,312	79,591 10 2	74,203 9 1	2,448 12 6	2,203 5 9	1,041 0 10	966 2 10	15,234 2 1	2,060 17 6	9,079 9 5	33,033 10 11	41,160 18 2	20,982 14 9	1,248 12 3
1883	6,189	47,804	77,072 4 4	68,907 4 7	2,462 8 11	2,203 5 9	1,108 8 8	1,436 4 6	17,217 10 4	2,510 16 7	8,728 9 4	35,667 4 1	33,240 0 6	20,827 8 1	1,710 9 0
1884	8,561	45,432	70,381 3 9	62,654 1 10	2,836 18 5	2,203 5 9	989 10 4	1,099 2 1	14,942 10 11	2,249 17 3	12,097 16 8	36,419 1 5	26,235 0 5	17,186 17 2	2,025 12 11
1885	8,575	45,418	68,469 8 10	57,185 1 2	2,715 2 6	2,203 5 9	983 16 7	1,095 2 10	13,053 0 7	2,363 4 4	9,101 7 7	31,515 0 2	25,670 1 0	15,015 2 4	959 5 7
1886	8,346	45,647	68,698 15 6	61,422 12 7	2,553 17 0	2,203 5 9	918 3 6	1,224 8 10	11,282 12 1	2,047 19 7	11,558 9 9	31,788 16 6	29,633 16 1	10,645 9 5	976 13 10
1887	7,975	46,018	67,416 12 0	58,546 15 0	3,208 10 6	2,206 7 9	921 13 10	1,320 4 2	13,070 9 5	1,987 1 10	12,893 8 1	35,607 15 7	22,938 19 5	12,863 5 9	1,037 6 5
1888	7,638	46,354	66,509 13 10	57,391 1 1	3,403 19 5	2,206 10 8	790 7 4	1,250 10 2	11,125 11 9	2,168 3 9	10,251 12 1	31,286 15 2	26,104 5 11	10,819 1 3	646 17 6
1889	8,695	45,358	66,172 1 11	59,914 1 3	3,581 10 10	2,110 14 5	748 3 3	1,152 4 0	8,848 7 7	1,796 11 10	4,671 1 8	22,908 13 7	37,005 7 8	10,635 10 7	888 14 1
1890	7,733	46,260	66,498 15 2	62,116 5 9	3,641 14 10	2,169 19 4	796 5 8	1,109 0 2	10,857 7 10	1,912 8 11	5,764 10 4	26,251 7 1	35,864 18 8	11,655 12 7	1,123 2 10
1891	7,522	46,471	66,547 15 10	63,420 18 6	3,971 4 8	2,166 0 5	792 11 11	1,122 15 3	12,124 4 3	1,930 8 5	5,764 15 0	27,871 19 11	35,548 18 7	12,558 18 0	957 16 0
1892	7,345	46,648	66,964 1 8	59,467 4 1	4,310 4 0	2,152 5 3	886 10 0	1,135 2 9	13,039 8 11	1,930 3 4	6,280 13 4	29,734 7 7	29,732 16 6	13,355 12 8	1,083 19 10
1893	7,683	46,293	66,911 15 1	53,196 12 0	3,967 14 0	2,142 11 6	997 3 7	1,101 10 10	10,687 18 11	1,850 17 4	4,826 11 7	25,574 7 9	27,622 4 3	10,837 4 2	2,390 12 0
Totals	—	—	1,692,242 17 8	1,565,213 16 7	63,409 17 7	48,203 15 7	20,783 5 0	20,781 14 2	277,508 2 4	43,444 18 3	174,512 18 11	648,744 11 10	916,469 4 9	359,366 2 0	31,441 1 6

* Particulars given for years 1852 and 1862 refer only to the Normanton (Lincolnshire and Rutland) estates.

A. 2.—J.

COMPARISON of RENTS on sundry SMALL HOLDINGS showing how much per cent. RENTS have decreased since 1879 on the NORMANTON, GRIMSTHORPE, and LINDSEY COAST ESTATES, the property of the Right Hon. the EARL OF ANCASTER.

Number.	Parish.	Extent of Grass.	Extent of Arable.	Total Acreage.	Rental in 1879.	Decrease per Cent.	Rental in 1894.
		A. R. P.	A. R. P.	A. R. P.	£ s. d.		£ s. d.
1	Empingham, Rutland	11 3 39	46 2 33	58 2 32	95 17 0	8	87 19 0
2	Leighfield	67 0 15	3 2 0	70 2 15	127 2 0	17½	105 0 0
3	Ridlington	33 0 31	—	33 0 31	53 2 0	22	41 9 0
4	„	29 3 24	—	29 3 24	73 5 0	18	60 0 0
5	„	18 3 18	17 0 36	36 0 14	80 10 0	10	72 5 0
6	Coningsby, Lincolnshire	20 3 11	31 0 39	52 0 10	105 10 0	26	78 0 0
7	Castle Bytham, &c.	16 1 6	71 2 23	87 3 29	128 0 0	48	66 0 0
8	Kirkby	44 3 1	35 3 18	80 2 19	130 0 0	27	95 0 0
9	„	2 3 26	23 0 18	26 0 4	60 10 0	16½	50 10 0
10	Lobthorpe	43 2 33	40 3 33	84 2 26	76 0 0	11	67 10 0
11	Twyford	60 0 26	48 1 4	108 1 30	113 0 0	33½	75 0 0
12	Gayton	28 3 26	62 3 17	91 3 3	92 0 0	24	70 0 0
13	Gosberton	11 3 23	33 2 22	45 2 5	80 0 0	15	68 0 0
14	Hundleby	26 2 34	0 1 38	27 0 32	58 5 8	17¼	48 4 8
15	Irby	13 2 16	7 1 18	20 3 34	33 0 0	20	26 6 6
16	Leake	35 0 5	6 2 17	41 2 22	84 0 0	15	71 8 0
17	Little Steeping	41 0 23	48 0 4	89 0 27	153 10 0	28⅓	110 0 0
18	Toynton	27 2 6	7 3 19	35 1 25	79 8 2	16	66 16 0
19	Willoughby	30 0 32	16 1 6	46 1 38	58 0 0	20	46 0 0
20	„	27 2 2	61 2 19	89 0 21	96 10 0	5½	91 0 0
		592 0 37	563 1 4	1,155 2 1	1,777 9 10	21½	1,396 8 2

A. 3.—A.—[Paragraphs 61–64.]

FALLS in PRICES of CORN.

CORN AVERAGES from 1874 to 1894 supplied by Mr. REUBEN ROBERTS, Corn and Seed Merchant, Horncastle.

Year.	Wheat.	Barley.	Oats.	Year.	Wheat.	Barley.	Oats.	Year.	Wheat.	Barley.	Oats.
	s. d.	s. d.	s. d.		s. d.	s. d.	s. d.		s. d.	s. d.	s. d.
1874–75	45 0	41 3	29 2	1883–84	39 0	29 7½	21 0	1892–93	27 7	26 3	18 9
1875–76	46 0	33 11	24 2	1884–85¼	33 8	32 7	21 0	1893–94	26 0	29 6	19 3
1876–77	51 6	38 2	24 10	1885–86	30 10	27 9	19 10	1894	19 2	20 0	14 6
1877–78	51 0	43 0	24 0	1886–87	33 1	24 6	17 0				
1878–79	39 6	32 4	20 3	1887–88	31 0	29 10	16 2	Average of 10 years compiled from above.			
1879–80	45 4	33 0	21 5	1888–89	30 10	27 1	17 0		s. d.	s. d.	s. d.
1880–81	42 3	33 11	19 2	1889–90	30 7	32 1	18 9	1874–84	44 9	35 0	22 4
1881–82	45 10	30 4	19 6	1890–91	35 7	29 9	19 0	1884–94	31 5	29 0	18 10
1882–83	42 5	34 0	20 2	1891–92	35 5	30 10	21 5	1894*	19 2	20 0	14 6

A. 3.—B.

Mr. SCORER'S FARM at BURWELL (491 acres).

PRICE of WHEAT per Quarter, Amount made, &c., from 1845 to 1894.

(From 1872 to 1888 an additional 170 acres was being farmed.)

Year.	Wheat in Ear.	Began Harvest.	Finished Harvest.	Number of Acres grown.	Quarters per Acre.	Price per Quarter.	Amount made.
					Qrs. bus. pcks.	£ s. d.	£ s. d.
1845	—	September 1	October 18	100	4 0 2	2 8 0¾	976 5 4¾
1846	—	August 3	September 3	91	4 3 1	3 5 7½	1,388 3 4¾
1847	—	„ 16	„ 9	87	3 5 3	2 13 1½	859 4 3¾
1848	—	„ 14	„ 22	100	4 2 1	2 4 10	980 14 7
1849	—	„ 24	„ 22	110	5 1 0	1 18 6	1,085 4 4½
1850	—	„ 19	„ 15	123	3 4 2¾	1 17 3	897 5 2¼
1851	—	„ 22	„ 20	125	4 2 2	1 17 9	1,017 8 11
1852	—	„ 9	„ 14	85	5 5 3	2 6 5	1,128 2 10¼
1853	—	„ 18	„ 24	71	3 6 2	3 16 7	1,036 9 0½
1854	—	„ 21	„ 16	88	6 0 0	3 7 8	1,786 8 0
1855	—	„ 25	„ 21	118	4 0 0	3 12 8½	1,715 18 4
1856	—	„ 18	„ 19	96	4 4 0	3 2 4	1,346 8 0
1857	—	„ 10	„ 7	120	4 3 1	2 6 9	1,235 19 0¾
1858	June 15	July 29	„ 7	90	5 7 0	2 7 9	1,262 7 9¾
1859	„ 26	August 5	„ 10	100	3 5 1¾	2 10 3	923 6 8
1860	July 10	September 3	October 23	113	3 3 1¾	2 5 7	881 7 1
1861	June 22	August 12	September 7	106	4 1 1	3 0 1	1,323 10 5½
1862	„ 23	„ 20	„ 23	110	3 7 1¾	2 5 6½	980 8 2
1863	„ 20	„ 10	„ 14	104	5 3 1¼	2 0 3½	1,124 2 10
1864	„ 22	„ 12	„ 10	100	5 3 2½	1 18 3	1,042 18 2½
1865	„ 22	„ 11	„ 11	—	—	2 9 9¼	769 1 0
1866	„ 27	„ 18	October 11	—	—	2 15 3	1,030 7 1
1867	„ 28	„ 22	September 21	106	3 2 3	3 9 6	1,205 7 7½
1868	„ 10	July 23	August 25	120	5 0 0	2 9 7	1,487 10 0
1869	July 4	August 21	September 18	107	4 2 2	2 6 2	1,065 3 0½
1870	June 20	„ 3	August 29	—	—	2 14 4	1,100 5 4
1871	July 3	„ 19	September 22	124	4 4 0	2 15 8	1,553 2 0
1872	June 23	„ 9	„ 16	158	3 4 2	2 19 2½	1,666 6 10¾

* Up to December 25, 1894.

Year.	Wheat in Ear.	Began Harvest.	Finished Harvest.	Number of Acres grown.	Quarters per Acre.	Price per Quarter.	Amount made.
					Qrs. bus. pcks.	£ s. d.	£ s. d.
1873	June 23	August 13	September 19	140	4 2 0	2 19 0	1,751 15 0
1874	„ 23	„ 6	„ 4	145	5 1 0	2 2 8½	1,572 11 7
1875	„ 10	„ 14	„ 13	96	3 1 0	2 1 4	620 0 0
1876	„ 29	„ 14	„ 20	127	3 7 1	2 12 10	1,558 3 5
1877	„ 28	„ 18	„ 25	120	3 3 2	2 7 3¾	975 16 5
1878	„ 24	„ 9	„ 17	93	4 5 1	1 17 3½	719 15 8½
1879	July 14	September 8	October 30	104	2 4 3	1 19 8¼	535 5 8½
1880	June 29	August 23	„ 12	114	2 6 1	2 3 2	684 6 6½
1881	„ 28	„ 13	„ 7	—	—	2 3 9	927 7 0
1882	—	August 16	September 23	112	3 5 2	1 19 8	819 2 4
1883	—	„ 24	October 18	Not entered.	—	1 14 8	472 8 6
1884	—	„ 9	September 8	101	4 5 2½	1 12 5	769 18 5½
1885	—	„ 24	October 2	105	3 6 2	1 10 2	603 16 1
1886	—	„ 24	September 20	73	3 6 3	1 15 0	490 19 0
1887	—	„ 11	„ 24	85	4 7 0 4/18	1 11 0	643 10 11½
1888	The latest on record.	September 11	October 10	32	2 5 0	1 8 2	118 6 0
1889	—	August 19	September 20	118	4 3 0	1 10 5½	786 4 1½
1890	—	„ 16	„ 19	90	3 1 0 11/45	1 17 9	532 2 7¼
1891	—	„ 28	October 6	65	3 0 0	1 14 0	331 10 0
1892	—	„ 30	„ 10	67	2 6 1½	1 6 0	255 17 1½
1893	—	„ 8	August 28	65	2 3 2	1 5 0	198 0 11¼
1894	July 23	„ 18	September 14	65	3 4 0	1 0 0*	227 10 0

A. 3.—C.

Mr. SCORER'S FARM, SUDBROOKE.

PRICE of WHEAT per Quarter, Amount made, &c., from 1883 to 1894.

Year.	Wheat in Ear.	Began Harvest.	Finished Harvest.	Number of Acres grown.	Quarters per Acre.	Price per Quarter.	Amount made.
					Qrs. bus. pks.	£ s. d.	£ s. d.
1883	June 25	August 22	September 27	32	4 0 0	2 18 0	371 4 0
1884	„ 28	„ 6	„ 6	56	3 1 2	1 15 9	319 1 4½
1885	„ 25	„ 17	„ 17	38	4 5 3	1 11 1	278 13 7½
1886	July 5	„ 25	„ 18	45	3 0 0	1 10 9	207 11 3
1887	June 27	„ 6	August 26	45	4 3 2	1 12 4	322 16 6¾
1888	„ 28	September 1	September 28	37	3 5 1	1 13 6	225 10 4
1889	„ 18	August 8	„ 12	54	3 5 0	1 11 4	306 13 6
1890	„ 20	„ 14	„ 9	47	4 1 0	1 16 6	353 16 5¼
1891	July 6	„ 26	„ 28	Not entered.	—	1 13 11	412 11 6
1892	„ 1	„ 30	„ 27	48	4 1 0	1 7 5	271 8 6
				A. R.			
1893	June 5	„ 1	August 29	33 3	4 1 0	1 7 6	191 8 6¼
1894	„ 25	„ 14	September 14	34	4 0 0	1 2 0*	149 12 0

A. 3.—D.

Mr. C. S. FIELDSEND'S FARM, SOUTH WILLINGHAM (619 acres).

CORN SOLD, ACREAGE YIELD, and PRICE per ACRE from 1873 to 1894.

Year.	Amount.	Wheat.			Barley.			Average Amount made per Acre of Wheat and Barley, in Periods of Five Years.
		Yield Wheat.	Price per Quarter.	Amount per Acre.	Yield of Barley.	Price per Quarter.	Amount per Acre.	
	£ s. d.	Qr. bl. pk.	s. d.	£ s. d.	Qr. bl. pk.	s. d.	£ s. d.	
1873	2,310 13 0	3 2 0	59 9½	9 14 3	4 6 2	47 3	11 7 4	Wheat per acre, 9*l.* 6*s.* 8*d.*
1874	2,304 4 0	4 1 1	42 0	8 14 7	5 6 0	43 6	12 10 1	
1875	1,318 15 3	3 7 0	43 10½	8 10 0	4 1 0	32 1	6 12 4	Barley per acre, 9*l.* 13*s.* 1*d.*
1876	2,274 11 9	4 0 0	50 5	10 1 8	4 6 0	38 0	9 0 6	
1877	1,828 6 6	3 7 0	49 9	9 12 9	4 1 0	42 6	8 15 3	
1878	1,389 0 9	3 6 2	36 7	6 19 5	3 2 1	31 9	5 4 3	Wheat per acre, 7*l.* 0*s.* 8*d.*
1879	1,035 0 0	2 5 2	43 2	5 16 0	2 6 1	27 0	3 15 1	
1880	1,319 2 0	3 4 3	41 7	7 10 0	2 5 0½	28 8	3 15 8	Barley per acre, 5*l.* 15*s.* 1*d.*
1881	1,607 5 6	3 4 1	39 8½	7 0 2	5 4 2	29 6	8 4 0	
1882	1,673 9 4	4 0 1	39 2	7 17 9	5 0 0	31 4	7 16 8	
1883	1,270 8 0	3 0 0	36 10	5 10 6	5 0 0	29 2	7 5 10	Wheat per acre, 6*l.* 0*s.* 1*d.*
1884	1,880 3 2	4 5 1	33 10	7 17 0	5 0 0	34 6	8 12 6	
1885	1,443 4 4	3 4 1	31 10	5 12 4	5 2 0	30 0	7 17 6	Barley per acre, 7*l.* 0*s.* 1*d.*
1886	1,058 11 7	2 4 1	32 10	4 3 1	4 2 0	27 4	5 16 2	
1887	1,208 2 9	4 4 1½	30 3	6 17 6	3 5 2½	20 3½	5 8 6	
1888	927 4 0	2 6 0	39 1	4 0 0	3 5 0	26 3	4 15 1½	Wheat per acre, 5*l.* 6*s.* 3*d.*
1889	1,295 4 3	3 2 0	30 3	4 18 9	4 0 0	31 9	6 7 0	
1890	1,515 2 6	3 7 0	36 0	7 0 0	4 7 0	30 2	7 7 1	Barley per acre, 5*l.* 6*s.* 4*d.*
1891	1,149 10 10½	4 0 0	33 0	6 12 0	3 1 0	28 4	4 8 6	
1892	916 1 0	3 0 0	26 10½	4 0 7½	3 2 0	22 9	3 13 11	
1893	1,051 14 6	3 0 0	25 10	3 17 6	3 0 0	28 0	4 4 0	Wheat per acre, 3*l.* 9*s.* 0½*d.* Barley per acre, 3*l.* 14*s.* 0*d.*
1894	—	3 2 0	19 8	3 0 7	3 0 0	18 6*	2 14 0	

* NOTE.—Price obtained up to December 25, 1894.

A. 3.—E.

PRICES obtained for BARLEY on Mr. H. SCORER'S FARM at BURWELL (491 acres).

Year.	Barley. Amount received.	Number of Acres grown.	Per Acre.	Per Quarter.	Year.	Barley. Amount received.	Number of Acres grown.	Per Acre.	Per Quarter.
	£ s. d.		£ s. d.	£ s. d.		£ s. d.		£ s. d.	£ s. d.
1882	843 6 0	107	7 17 7	1 16 2	1889	433 18 0	65	6 13 6	1 13 5
1883	520 12 3	Not entered.	Not entered.	1 8 0	1890	798 11 6	105	7 12 0	1 10 0
1884	851 19 10	113	7 10 7	1 10 5½	1891	412 2 6	97	Not entered.	1 7 9
1885	893 6 5	130	6 17 5	1 8 2	1892	529 18 0	105	5 0 0	1 2 3
1886	511 10 0	91	5 12 6	1 4 9	1893	440 10 6	72	Not entered	1 12 3
1887	1,001 19 1	155	6 10 0	1 8 5	*1894	—	102	4 1 9	1 4 0
1888	432 8 6	104	4 3 0	1 2 3					

* NOTE.—The amount made per acre is based on prices obtained up to December 25, 1894, which averaged 24*s.* a quarter. Mr. Scorer says that he has been more fortunate in his price than most farmers. He says that up to December 15, 1894, more barley has been sold in Louth market under 20*s.* a quarter than over.

A. 3.—F.

AVERAGE PRICES of WHEAT and BARLEY from 1872 to 1893, sold off BARROWBY LODGE FARM, GRANTHAM.

Acreage.

Arable - - 156 acres.
Grass - - 70 acres (28 lately laid down).

226 acres.

Soil, light red, suffers quickly from drought.

Wheat. Year.	Per Quarter (36 stones.)	Barley. Year.	Per Quarter (36 stones.)	Wheat. Year.	Per Quarter (36 stones.)	Barley. Year.	Per Quarter (36 stones.)	Wheat. Year.	Per Quarter (36 stones.)	Barley. Year.	Per Quarter (36 stones.)
	s. *d.*		*s.* *d.*		*s.* *d.*		*s.* *d.*		*s.* *d.*		*s.* *d.*
1872	59 9	1872	31 7	1880	49 0	1880	32 0	1887	32 5	1887	25 9
1873	62 0	1873	41 7	1881	44 3	1881	27 3	1888	33 0	1888	30 0
1874	62 7	1874	45 4	1882	43 10	1882	28 8	1889	33 4	1889	31 9
1875	44 7	1875	37 0	1883	42 0	1883	31 0	1890	34 4	1890	31 4
1876	48 4	1876	37 6	1884	37 0	1884	27 0	1891	38 7	1891	33 4
1877	58 3	1877	42 8	1885	33 4	1885	28 4	1892	32 8	1892	30 4
1878	42 10	1878	34 0	1886	31 5	1886	29 6	1893	27 6	1893	30 9
1879	45 9	1879	36 6								

A. 4.—A.

FALL IN PRICES of WOOL. [Paragraph 65.]

Mr. C. S. FIELDSEND'S FARM (619 acres).

PRICES obtained for WOOL from 1873 to 1894.

Year.	Number of Sheep.	Tods.	Price.	Value.	Average of Five Years.
			£ *s.* *d.*	£ *s.* *d.*	
1873	479	166	2 12 0	431 12 0	
1874	487	166½	1 18 0	316 7 0	
1875	473	156⅜	2 3 0	366 9 6	344*l.* 9*s.* at 40*s.* 2*d.* a tod.
1876	504	173¼	1 13 6	292 13 0	
1877	528	182¾	1 14 6	315 4 6	
1878	553	216¼	1 13 6	362 4 0	
1879	612	205¼	1 6 6	272 12 4	
1880	571	197½	1 14 0	335 11 3	282*l.* 5*s.* at 28*s.* 7*d.* a tod.
1881	500	174	1 5 6	221 17 0	
1882	488	186½	1 3 6	219 1 0	
1883	497	184¼	1 2 0	203 15 0	
1884	478	170¼	1 1 6	183 0 0	
1885	479	168	1 1 6	180 0 0	169*l.* 5*s.* 8*d.* at 21*s.* 3*d.* a tod.
1886	430	162¾	1 0 0	152 18 6	
1887	324	120¾	1 1 6	129 15 0	
1888	380	135	1 3 0	155 19 6	
1889	359	135½	1 3 0	154 0 0	
1890	400	135⅓	1 3 0	154 0 0	149*l.* 6*s.* 6*d.* at 21*s.* 10*d.* a tod.
1891	410	174⅔	1 1 0	183 7 6	
1892	317	104	0 19 0	99 5 6	
1893	414	148	1 1 9	160 19 0	149*l.* 7*s.* 7½*d.* at 21*s.* 4*d.* a tod.
1894	382	131¼	1 1 0	137 16 3	

A. 4.—B.

Mr. H. Scorer's Farm at Burwell (491 acres).

Prices of Wool from the year 1836 to 1894.

Year and Month.	Price per Tod.	Year and Month.	Price per Tod.
	£ s. d.		£ s. d.
1836, October	1 17 0	1865, sold February 1866	2 19 0
1837, January	2 2 0	1866 „ „ 1867	2 4 0
1838 „	1 14 0	1867 „ „ 1868	1 14 0
1839 „	2 0 0	1868 „ April 1869	2 0 0
1840, May	1 12 0	1869 „ „ 1870	1 17 0
1840, November	1 9 0	1870 „ „ 1871	2 0 0
1841, August	1 7 0	1871, July	2 4 0
1842, October	1 4 0	1872, December	3 1 0
1843, November	1 7 0	1873, sold May 1875	2 1 0
1844, October	1 9 0	1874, „ „ „	2 1 0
1845, September	1 10 0	1875, June	2 3 0
1846, sold July 1849	1 1 0	1876 „	1 13 0
1847, August	1 5 0	1877, April	1 15 6
1848, December	1 0 0	1878, July	1 15 6
1849, November	1 4 0	1879, sold March 1880	1 16 0
1850, December	1 9 0	1880	1 4 0
1851, October	1 7 0	1881	1 4 0
1852, December	1 11 0	1882, March	1 4 0
1853, sold August 1854	1 8 0	1883	1 1 0
1854 „ February 1859	2 5 0	1884	1 2 6
1855 „ „ 1856	1 13 6	1885	1 2 6
1856 „ „ 1859	2 5 0	1886	1 1 0
1857 „ „ „	2 5 0	1887, July	1 4 0
1858, July	1 13 0	1888 „	1 3 0
1859, sold March 1860	2 5 0	1889, June	1 3 6
1860, December	2 6 6	1890, March	1 0 0
1861, June	1 19 0	1891 „	1 0 0
1862, September	2 10 0	1892, July	0 19 6
1863, October	2 17 0	1893, June	1 1 9
1864, sold February 1865	3 7 0	1894	1 1 6

A. 4.—C.

I.—Prices of Lincoln Wool, Half Hog, from 1814.*

Year.	Price per lb.	Year.	Price per lb.	Year.	Price per lb.	Year.	Price per lb.
	d.		d.		d.		d.
1814	19	1834	15½	1854	15½	1874	20¾
1815	22	1835	15½	1855	13	1875	19¾
1816	16	1836	16	1856	16	1876	17¾
1817	15	1837	13½	1857	20½	1877	16¼
1818	22	1838	14	1858	15⅝	1878	15
1819	16½	1839	17	1859	18⅝	1879	12½
1820	16½	1840	14	1860	20⅛	1880	15⅓
1821	14	1841	12⅓	1861	19½	1881	12⅜
1822	12	1842	11	1862	20½	1882	11¼
1823	11¼	1843	10	1863	22⅝	1883	10
1824	12	1844	11	1864	37⅜	1884	10
1825	17½	1845	13	1865	25¾	1885	9⅞
1826	13	1846	13	1866	23½	1886	10
1827	11½	1847	12	1867	18⅞	1887	10½
1828	11	1848	11	1868	17½	1888	10⅜
1829	10	1849	10	1869	18½	1889	11
1830	9	1850	11	1870	16¾	1890	11
1831	12	1851	12½	1871	21⅜	1891	9¾
1832	13	1852	13⅝	1872	25⅝	1892	8¾
1833	14	1853	16	1873	24½	1893	10¼

Average for eighty years, 15¼d. per lb.

* Note.—Tables A. 4.—C. 1 to 6 are taken from the "Bradford Observer" Wool Tables for 1894.

II.—Prices of Lincoln Hogs and Wethers from 1865 to 1893 inclusive (Monthly Average).

1865—1874.

Month.	1865.	1866.	1867.	1868.	1869.	1870.	1871.	1872.	1873.	1874.
	H. W.*	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.
January	31½ 27	28½ 26	24 20½	17 13½	20¾ 17½	19¾ 15⅝	18 15⅝	†27½ 26⅜ / 29 28	28⅜ 26	25½ 21
February	29½ 26	28 25½	23 19⅜	17½ 14½	20½ 17	19⅝ 15½	18½ 15¾	28½ 27½	27 24⅜	25¼ 20½
March	25 23	28 25	22½ 18⅜	18 15¼	20½ 17	19¼ 15⅛	18½ 16½	27 25⅜	27 24⅜	24 19
April	†22 20 / 24 21	28 25	†22½ / 20⅜ 18	19½ 16¼	20⅜ 17	18¾ 14⅝	19 17⅛	26 24½	27 24½	23 17½
May	25½ 24	24 22	20½ 17¼	19½ 16¼	20¼ 16	18⅞ 15¼	20¼ 18¼	25 23½	26½ 23½	22 17¼
June	27 25	20 18	21 17	19½ 16¼	20 16	18⅝ 15⅛	20½ 18⅝	†24¼ 23 / 27 25⅜	25½ 22½	21½ 16⅜
July	28 26	†22 19 / 25 22	20½ 16⅜	19¼ 16	20 15⅜	17 14	21¾ 19¾	27 25½	25¾ 22	22 17⅛
August	27 25	25 22	20¼ 16⅜	19½ 16	19⅜ 15⅜	17⅛ 14¼	24⅛ 23	25½ 23½	25½ 21⅛	22½ 18
September	28 25½	24 21	20 16	19 16	19⅜ 15¼	17⅛ 14⅜	25 24	23½ 22	25⅜ 21½	23 18½
October	28 25½	23½ 21	18⅜ 14⅛	19¼ 16¼	19⅜ 15⅜	17⅜ 14⅜	26¼ 24½	†22 20 / 26 24	25½ 21⅛	23½ 19
November	28½ 25½	23 20	18 14¼	20 16¾	19¾ 15⅜	17⅜ 15⅛	26½ 26	26½ 24½	25½ 1⅛	23¼ 19
December	29 26	24 20	17 14	20⅜ 17	19⅜ 15⅜	18 15¼	27½ 26½	28 26	25⅜ 21⅜	23¼ 18½
Yearly Average	27 24½	25 22	20⅜ 17	19 15⅞	20⅛ 16⅛	18⅜ 15	22¼ 20½	26¼ 25	26¼ 22⅜	23¼ 18¼

1875—1884.

Month.	1875.	1876.	1877.	1878.	1879.	1880.	1881.	1882.	1883.	1884.
	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.
January	23 18	20 17¼	19 17	16⅛ 15½	13⅜ 12½	15¼ 14¼	13⅛ 12⅜	12⅜ 12	10⅜ 10¼	10¼ 9⅜
February	22 17	19¼ 17	18 16⅜	16⅛ 15⅛	13 12	16 15	13⅛ 12⅛	12¼ 11⅜	10⅜ 10¼	9⅜ 9¼
March	21⅜ 17	18⅛ 16⅛	17¼ 16¼	16¼ 15¼	12⅜ 11¼	17¼ 16¼	13⅛ 12⅛	11⅜ 11	10¼ 10¼	9⅜ 9¼
April	22 17	18⅜ 16¼	17 16	15⅜ 14⅜	13¼ 12¼	18 17	13 12	11¼ 10⅜	10¼ 10	9⅜ 9¼
May	22 17	18 16	16 15	15 14	12⅜ 11⅜	17 16	12⅜ 11⅜	11¼ 10⅜	10 9⅜	9⅜ 9¼
June	22½ 17⅜	17 15	16¼ 15	15⅛ 14⅜	12⅜ 11⅜	15¼ 14¼	12⅜ 11⅜	11 10⅜	9⅜ 9⅛	10¼ 9⅜
July	23 18¼	17¼ 15⅛	16¼ 15¼	16 15	12¼ 11¼	14⅜ 13⅜	12⅜ 11⅜	11¼ 10⅜	9⅜ 9⅛	11 10
August	22¾ 18	17⅛ 15⅛	16¼ 15¼	16¼ 15¼	12¼ 11¼	15 14	12¼ 11¼	11⅜ 11¼	9⅛ 9⅛	11¼ 10
September	22½ 18	17⅛ 15⅛	16⅜ 15⅜	15⅜ 14⅜	11⅜ 10⅜	14⅜ 13⅜	12⅜ 11⅜	11⅜ 11	9⅜ 9⅛	11¼ 10
October	22 17⅛	18⅛ 16⅛	16⅛ 15⅜	14⅛ 13⅜	13 12	15 14	12⅜ 11⅜	11⅜ 10⅜	10⅜ 10¼	11 9⅜
November	21 17	19¼ 17¼	16 15	14⅛ 13⅜	14⅜ 13⅛	15¼ 14¼	13 12⅛	10⅜ 10¼	10⅜ 10	10⅜ 9⅛
December	20 17	19 17	16 15	14 12⅜	15⅛ 14⅛	14⅛ 13⅛	12⅜ 12¼	10⅛ 10	10¼ 9⅜	10⅜ 9⅛
Yearly Average	22 17⅞	18⅝ 16¼	16¾ 15⅝	15¼ 14⅛	13 12	15⅝ 14⅝	12⅜ 12	11⅛ 10⅞	10¼ 9⅞	10⅛ 9⅛

1885—1893.

Month.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.
	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.	H. W.
January	10⅜ 9⅜	10 9¼	11⅛ 11¼	11 10⅛	10⅛ 10¼	13 12	10⅛ 9⅛	9¼ 9	9⅛ 9¼
February	10⅜ 9⅛	9⅜ 9	11⅛ 11¼	10⅜ 10⅜	10⅜ 10	13 12	10⅛ 9⅛	9 8⅜	9⅜ 9¼
March	10⅜ 9¼	9⅛ 9	11⅛ 11	10¼ 10	10⅜ 10	13¼ 12	10⅛ 9⅛	9 8⅜	10 9⅛
April	10⅜ 9¼	9⅛ 9	10⅜ 10⅛	10¼ 10	10⅜ 10⅛	13 11⅛	10⅛ 9⅛	9 8⅜	10¼ 10
May	11 9¼	9⅛ 9	9⅜ 9⅛	10⅛ 10¼	10⅜ 10⅛	12 10⅛	10⅛ 9⅛	9¼ 9	10¼ 10
June	10⅜ 9¼	9 9	10⅛ 10¼	10¼ 10	10⅛ 10¼	10⅜ 10	10¼ 9¼	9 8⅛	10¼ 10
July	10⅜ 9	9⅜ 9⅛	10⅜ 10⅛	10¼ 10	10⅛ 10¼	10⅛ 9⅜	10¼ 9¼	8⅜ 8⅜	10⅛ 10
August	10⅛ 9	10 9⅛	10⅛ 10⅜	10⅛ 10¼	10⅛ 10¼	10¼ 9⅜	10 9¼	8⅜ 8¼	11 10
September	10¼ 9	11 10⅛	10⅛ 10⅜	10¼ 10	10⅜ 10¼	10⅛ 10	9⅜ 9¼	8⅜ 8¼	11 10
October	10 9	11¼ 10⅛	10⅛ 10⅜	10⅛ 10¼	12⅛ 12	10⅜ 10	9⅜ 9¼	8⅜ 8¼	11¼ 10
November	10 9	11⅛ 11¼	10⅛ 10¼	10⅛ 10¼	14 13	10⅛ 10	9⅜ 9¼	8⅜ 8⅛	11 10¼
December	10 9¼	11¼ 11	10⅛ 10¼	10⅜ 10⅛	14 12⅜	10¼ 9¼	9⅜ 9¼	9⅛ 9	10⅜ 10¼
Yearly Average	10⅛ 9⅛	10¼ 9⅜	10⅜ 10⅛	10⅛ 10¼	11¼ 10⅜	11⅛ 10⅛	10⅛ 9⅛	9 8⅝	10⅛ 10

* H. = Hoggets. W. = Wethers.
† The fluctuations in these months were so great that we give opening and closing prices.

III.—Home-grown Wool.

Year.	Production.	Exportation.	Left for Home Consumption.	Year.	Production.	Exportation.	Left for Home Consumption.
	Lbs.	Lbs.	Lbs.		Lbs.	Lbs.	Lbs.
1876	155,835,320	9,817,249	146,018,071	1885	136,130,382	23,454,000	112,676,382
1877	152,172,010	9,548,999	142,623,011	1886	136,544,876	22,248,000	114,296,876
1878	151,700,736	6,618,200	145,082,536	1887	133,809,882	19,554,000	114,255,882
1879	153,233,696	15,703,900	137,529,796	1888	133,623,281	23,583,000	110,040,281
1880	148,729,061	17,177,200	131,551,861	1889	132,772,200	21,768,000	111,004,200
1881	138,574,672	14,076,300	124,498,372	1890	137,724,700	19,496,000	118,228,700
1882	129,006,659	13,879,200	115,127,459	1891	147,474,238	16,718,000	130,756,238
1883	128,338,115	19,440,900	108,897,215	1892	153,380,321	17,930,000	135,450,321
1884	132,410,620	18,128,800	114,281,820	1893	150,612,117	*16,000,000	134,612,117

* Estimated. 11 months' exports = 15,500,100 lbs.

IV.—Foreign and Colonial Wool, Alpaca, Mohair, &c.

Year.	Total Imports of Wool, Alpaca, and Goats' Hair.	Re-exported.	Left for Home Consumption.	Year.	Total Imports of Wool, Alpaca, and Goats' Hair.	Re-exported.	Left for Home Consumption.
	Lbs.	Lbs.	Lbs.		Lbs.	Lbs.	Lbs.
1847	63,893,047	4,809,725	59,083,322	1874	352,425,555	144,294,663	208,130,892
1848	71,761,712	6,555,584	65,186,128	1875	371,863,795	172,075,439	199,788,356
1849	79,304,782	12,450,497	66,854,285	1876	396,044,232	173,020,372	223,023,860
1850	77,132,483	14,388,674	62,743,809	1877	418,164,188	187,418,627	230,745,561
1851	85,436,575	13,729,987	71,706,588	1878	406,510,344	199,286,544	207,223,800
1852	96,325,788	11,316,933	85,008,855	1879	427,182,799	243,386,008	183,796,791
1853	122,648,255	11,725,369	110,922,886	1880	476,088,461	237,391,454	238,697,007
1854	107,457,314	24,509,263	82,948,051	1881	459,732,216	265,359,848	194,372,368
1855	102,228,857	29,453,466	72,775,391	1882	504,865,869	263,441,171	241,424,698
1856	119,124,230	26,679,793	92,444,437	1883	508,830,138	277,181,337	231,648,801
1857	133,004,908	36,487,219	96,517,689	1884	544,231,130	276,893,151	267,337,979
1858	130,528,985	26,701,542	103,827,443	1885	519,867,000	267,668,000	252,199,000
1859	135,786,468	29,106,750	106,679,718	1886	614,983,000	310,388,000	304,595,000
1860	151,218,057	30,761,867	120,456,190	1887	596,950,000	319,098,000	277,852,000
1861	150,507,589	54,377,104	96,130,485	1888	661,907,000	338,927,000	322,980,000
1862	175,991,342	48,076,499	127,914,843	1889	721,701,000	363,435,000	358,266,000
1863	180,812,369	63,932,929	116,879,440	1890	649,908,000	340,502,000	309,406,000
1864	211,210,375	55,933,739	155,276,636	1891	739,534,000	384,103,000	355,431,000
1865	217,609,360	82,444,930	135,164,430	1892	762,173,000	430,053,000	332,120,000
1866	243,751,351	66,573,488	177,177,863	1893	*663,569,966	*321,309,751	*342,260,215
1867	236,351,544	90,832,584	145,518,960				
1868	259,810,928	105,070,311	154,740,617				
1869	262,947,255	116,608,305	146,338,950				
1870	266,329,005	92,542,384	173,786,621	The figures for the corresponding 11 months last year were			
1871	331,851,663	134,866,304	196,985,359				
1872	312,784,154	137,511,247	175,272,907				
1873	324,524,961	123,246,172	201,278,789	1892	716,954,049	379,653,432	337,300,617

* 11 months only.

V.—Imports of Wool from Australasia alone.

	Lbs.		Lbs.		Lbs.
1830	1,967,309	1881	329,804,112	1888	430,303,000
1840	9,721,243	1882	345,501,446	1889	432,017,000
1850	39,018,221	1883	352,005,606	1890	418,702,000
1860	59,166,616	1884	382,545,933	1891	477,727,000
1870	175,081,427	1885	356,412,000	1892	513,406,000
1880	300,240,128	1886	401,323,000	1893 (11 months only)	457,344,801
		1887	384,857,000		

The imports for the corresponding 11 months of 1892 were 494,260,593 lbs.

VI.—Estimate of Wool grown in the United Kingdom in 1893.

County.	Sheep and Lambs, 1892.	Weight per Fleece.	Total.	County.	Sheep and Lambs, 1892.	Weight per Fleece.	Total.
		Lbs.	Lbs.			Lbs.	Lbs.
Lincoln	1,341,672	9½	12,745,884	Surrey	87,801	4½	395,104
East Riding Yorks	493,271	8	3,946,168	Middlesex	44,215	5	211,075
Nottingham	250,712	7½	1,880,340	Sussex	515,985	4½	2,321,932
Leicester	369,141	7	2,583,987	Hants	464,904	4½	2,092,068
Warwick	337,050	7	2,359,350	Wilts	626,659	4½	2,819,965
Kent	1,027,684	7	7,193,788	Dorset	431,757	5	2,158,785
Huntingdon	119,229	7	834,603	Scotland	7,543,447	5	37,717,235
Rutland	91,281	7	638,967	Northumberland	1,042,693	6	6,256,158
Northampton	477,770	6¾	3,224,947	Cumberland	561,604	6	3,369,624
Oxford	287,884	6¾	1,943,217	Durham	249,212	6	1,495,272
Gloucester	408,968	7	2,862,776	Westmoreland	373,322	6	2,239,932
Somerset	624,448	7	4,371,136	North Riding Yorks	743,955	6	4,463,730
Devon	995,899	7	6,971,293	West Riding Yorks	746,587	6	4,479,222
Cornwall	477,551	7	3,342,857	Lancaster	348,654	6	2,091,924
Ireland	4,827,702	6	28,966,212	Derby	224,668	6	1,348,008
Hereford	360,535	5¾	2,073,069	Chester	115,781	4½	521,014
Worcester	208,695	5¾	1,199,996	Monmouth	235,062	4½	1,057,779
Stafford	305,198	5¾	1,754,889	Wales	3,197,501	3½	11,191,253
Shropshire	523,689	6	3,142,134				
Bedford	130,851	6	785,106	Sheep and lambs in 1892.	33,562,406		192,137,100
Berkshire	244,986	6	1,469,916				
Buckingham	243,497	6	1,460,982				
Cambridge	258,574	6	1,551,444	Slaughtered	13,841,661	@ 3	41,524,983
Herts	157,220	6	943,320				
Norfolk	613,418	6	3,680,508	Net clip of wool in 1893.	—	—	150,612,117
Suffolk	474,747	5	2,373,735				
Essex	356,977	4½	1,606,396				

Note.—The sheep and lambs of 1892 produce the wool of 1893. The number slaughtered during the year is shown by the number of lambs in 1893, plus the aggregate decrease of sheep and lambs. Thus:—lambs, in 1893, 11,981,182 + decrease of sheep and lambs, 1,860,479 = 13,841,661, which, at 3 lb. per fleece, being the estimated loss of wool, gives 41,524,983 lbs.

A 4.—D.

Average Prices of Wheat, Barley, Hogs, Wool, &c. on Swinhope and Binbrook Farms.

Mr F. Scorer's Farms, Swinhope and Binbrook.

530 acres Swinhope.
123 acres Binbrook. } Wold farms. Binbrook entered 1884. 85 acres grass altogether and rest arable.

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Years.	Wheat.	Barley.	Corn made	Hogs.	Wool.	Rent.	Labour.
	s. d.	s. d.	£ s. d.	s. d.	s. d.	£ s. d.	£ s. d.
1872–73	60 0	40 0	2,336 8 7	74 0	61 0	1,050 0 0	690 11 7
1873–74	63 0	46 0	2,272 14 6	67 0	Not sold.	1,050 0 0	805 12 10
					Two years,		
1874–75	41 0	42 0	1,972 19 9	50 0	39 0	1,050 0 0	849 2 8
1875–76	43 0	34 0	1,328 13 0	64 0	43 0	1,050 0 0	781 10 10½
1876–77	49 0	38 0	2,277 3 6	68 0	33 0	1,050 0 0	736 12 10½
1877–78	49 0	44 0	1,897 2 6	62 6	35 6	1,050 0 0	727 1 4½
1878–79	36 0	27 6	1,328 16 6	50 0	35 6	1,050 0 0	706 12 0½
						Return 53*l.*	
1879–80	45 0	27 3	915 6 10	68 0	36 0	1,050 0 0	639 7 4
1880–81	37 6	29 4	945 7 0	60 0	Not sold.	932 0 0	663 14 3½
1881–82	39 10½	30 1	1,346 10 9	65 6	Not sold.	910 0 0	643 16 11½
1882–83	39 9	34 0	1,643 15 6	65 0	Not sold.	885 0 0	654 10 2
1883–84	38 4	32 5	1,583 8 0	58 6	Not sold.	860 0 0	640 9 9½
					This year's,		
1884–85*	34 0	36 0	2,053 2 3	45 6	24 6	860 0 0 S. 154 7 6 B.	795 14 7½
1885–86	29 8	29 6	1,736 4 0	51 0	22 0	830 0 0 S. 154 7 6 B.	785 10 3½
1886–87	33 0	28 4	1,195 8 10	45 6	20 0	797 10 0 S. 154 7 6 B.	675 13 11
					Old wool,		
1887–88	31 1	30 5	1,662 2 6	46 0	22 6 23 6	735 0 0 S. 154 7 6 B.	659 12 7½
1888–89	29 3	24 3	814 10 1	58 0	23 0	640 15 0 S. 154 7 6 B.	671 6 7
1889–90	31 0	32 11	1,520 0 6	60 0	23 0	556 10 0 S. 141 9 0 B.	730 13 5
1890–91	33 4	29 2	1,623 15 1	58 0	23 6	556 10 0 S. 141 9 0 B.	743 13 2½
1891–92	33 9	31 2	1,246 7 8	42 0	Not sold.	556 10 0 S. 141 9 0 B.	780 12 9
					Two years,		
1892–93	27 2	28 4	1,155 0 10	51 6	19 6	562 10 0 S. 141 9 0 B.	786 14 0†
1893–94	26 1	30 7	969 16 9	50 0	21 9	562 10 0	615 6 10½

* Took 120 acres more land adjoining Swinhope Farm.

† Quitted Binbrook Farm.

A 5.—A.

Fall in Prices of Cattle and Sheep.

Prices obtained at Lincoln Beast Fair, 1882–1894. [Paragraphs 66–67].

[Figures obtained from office of the "Lincoln Gazette."]

Year.	Yearlings.	Two Year Olds.	Three Year Olds.	Drapes.
	£	£	£	£
1882	8 to 12	15 to 20	20 to 28	16 to 24
1883	11 „ 15	15 „ 21	28 „ 32	16 „ 25
1889	10 „ 12	15 „ 18	19 „ 24	14 „ 18
1890	10 „ 12	16 „ 18	19 „ 24	—
1891	9 „ 11	12 „ 16	18 „ 22	13 to 16
1893	6 „ 8	10 „ 12	16 „ 18	13
1894	6 „ 8	12 „ 17	19 „ 24	10 to 16

A 5.—B.

Prices obtained at the Lincoln Sheep Fair, 1877–1894.

Year.	Number of Sheep.	Realised.	Average per Head.	Year.	Number of Sheep.	Realised.	Average per Head.
		£ s. d.	s. d.			£ s. d.	s. d.
1877	11,457	39,237 18 6	68 $3\frac{3}{4}$	1886	9,717	26,961 13 6	55 6
1878	10,817	37,855 11 0	70 $0\frac{1}{2}$	1887	9,967	24,574 10 6	49 $3\frac{3}{4}$
1879	8,290	23,894 5 6	56 $4\frac{1}{2}$	1888	11,033	28,122 11 3	50 $11\frac{1}{4}$
1880	9,160	29,265 16 6	64 0	1889	11,457	31,992 6 0	56 10
1881	11,832	34,114 2 6	59 0	1890	10,170	31,580 15 6	62 $1\frac{1}{4}$
1882	10,899	35,047 9 0	64 $3\frac{3}{4}$	1891	2,609	23,756 15 6	49 5
1883	13,373	45,163 4 6	67 $5\frac{1}{2}$	1892	8,759	22,303 14 0	50 11
1884	11,102	32,859 12 6	59 $2\frac{1}{2}$	1893	9,243	21,073 9 6	45 7
1885	10,037	24,229 11 6	48 3	1894	10,574	28,147 18 6	53 3

The above do not include rams.

A 5.—C.

Valuation of Cattle, Sheep, and Horses on Mr. H. Scorer's Farm at Burwell (491 acres).

[The valuation is made on the average market prices for the year.]

Year.	Cattle.						Sheep.				Horses.	
	Bulls.	Cows in Calf.	Cows and Calves.	2-Year old Heifers.	Yearling Heifers.	Milk Cows.	Drape Cows.	Ewes and Lambs.	She Hogs.	Cull Hogs.	Drape Ewes.	Yearlings.	2 Years old.
	£ s.	£	£	£ s.	£ s.	£	£ s.	s. d.	s.	s.	s.	£	£
1883	30 0	21	25	16 0	13 0	21	20 0	90 0	60	50	65	27	30
1884	25 0	23	22	16 0	12 0	21	20 0	80 0	55	30	58	25	35
1885	30 0	15	19	13 0	10 0	15	14 0	60 0	50	30	46	20	30
1886	20 0	None.	17	13 10	8 10	16	13 10	55 0	54	40	45	15	25
1887	20 0	None.	16	13 0	9 10	16	13 0	55 0	46	30	44	15	25
1888	24 0	None.	16	13 0	8 10	15	16 0	52 6	45	35	48	—	30
1889	24 0	18	18	14 0	12 0	16	17 0	70 0	54	—	56	—	—
1890	22 10	None.	20	15 0	11 10	17	17 0	75 0	60	50	56	20	—
1891	20 0	None.	18	12 0	10 0	16	14 0	55 0	45	35	40	18	30
1892	20 0	None.	17	12 0	9 10	14	14 0	55 0	45	34	45	18	30
1893	25 0	None.	15	12 0	8 0	14	12 0	55 0	50	35	40	20	30

A 5.—D.

Valuation of Mr. Scorer's Cattle and Sheep on the Sudbrooke Farm, 1882–1894.

[The valuation is made on the average market prices for the year.]

Cattle.	Average Price in 1882–83.	Average Price in 1892–93.	Average Price in 1893–94.	Sheep.	Average Price in 1882–83.	Average Price in 1892–93.	Average Price in 1893–94.
	£	£ s.	£		s.	s.	s.
Milch cows	25	17 0	14	Ewes and lambs, whether one or two.	85	60	50
Heifers and calves	22	18 0	16				
Feeding heifers	20	16 10	14	Feeding ewes	66	50	45
Two-year old steers	21	12 0	None.	He and she hogs	60	38	43
Two-year old heifers	19	9 0	10	Rams	80	80	80
Yearling steers and heifers	16	7 0	6				
Yearling bulls	26	15 0	15				

A. 6.—A.

LABOUR. [Paragraphs 139–145.]

RATE of WAGES paid and PRICE of WHEAT from the Year 1836 on Mr. SCORER'S FARM at BURWELL (491 acres).

Year.	Rate of Wages.	Price of Wheat per Quarter.	Price of Flour per Stone.	Year.	Rate of Wages.	Price of Wheat per Quarter.	Price of Flour per Stone.
	s. *d.*	£ *s.* *d.*	*s.* *d.*		*s.* *d.*	£ *s.* *d.*	*s.* *d.*
1837	12 0	2 15 10	—	1866	15 0	2 9 11	2 2
1838	15 0	3 4 7	—	1867	15 0	3 4 5	2 6
1839	15 0	3 10 9	—	1868	13 6	3 3 9	1 8
1840	15 0	3 6 4	—	1869	13 6	2 8 2	1 7
1841	15 0	3 4 4	—	1870	13 6	2 6 10	1 10
1842	12 0	2 17 3	—	1871	15 0	2 16 8	2 2
1843	11 0	2 10 1	—	1872	16 6	2 17 0	2 4
1844	12 0	2 10 1	—	1873	18 0	2 18 8	2 6
1845	12 0	2 10 0	—	1874	18 0	2 15 8	1 10
1846	12 0	2 14 8	—	1875	18 0	2 5 2	2 0
1847	15 0	3 9 9	3 6	1876	16 6	2 6 2	2 0
1848	13 6	2 10 6	2 0	1877	18 0	2 16 9	2 4
1849	12 0	2 4 2	2 2	1878	15 0	2 6 5	1 8
1950	10 0	2 0 $2\frac{3}{4}$	2 0	1879	13 6	2 3 10	2 2
1851	10 0	1 18 6	1 10	1880	13 6	2 4 4	2 0
1852	10 6	2 0 10	1 8	1881	13 6	2 5 4	1 11
1853	13 6	2 15 3	2 2	1882	15 0	2 5 1	1 11
1854	15 0	3 10 3	3 2	1883	15 0	2 1 7	1 9
1855	15 0	3 14 6	3 2	1884	13 6	1 17 5	1 7
1856	15 0	3 9 2	2 8	1885	13 6	1 11 0	1 5
1857	15 0	3 6 4	1 10	1886	13 6	1 10 6	1 4
1858	12 0	2 4 2	1 6	1887	12 0	1 11 0	1 5
1859	12 0	2 3 9	1 8	1888	12 0	1 12 0	1 5
1860	13 6	2 13 3	2 4	1889	12 0	1 11 6	1 6
1861	13 6	2 15 4	2 4	1890	13 6	1 12 6	1 6
1862	12 0	2 15 5	2 0	1891	13 6	1 14 0	1 6
1863	12 0	2 4 9	1 8	1892	13 6	1 8 0	1 3
1864	12 0	2 4 2	1 6	1893	13 6	1 7 0	1 2
1865	12 0	2 1 10	1 10	1894	13 6	0 19 0	1 0

NOTE.—The prices of flour per stone between 1847 and 1851, have been taken from the books of a flour merchant. The rest are taken from Mr. Scorer's books.

A 6.—B.

COST of LABOUR per Acre on Mr. C. S. FIELDSEND'S FARM (619 acres).

Year.	Labour Average, Cost per Acre.	Five Years Average.	Year.	Labour Average, Cost per Acre.	Five Years Average.
	£ *s.* *d.*	£ *s.* *d.*		£ *s.* *d.*	£ *s.* *d.*
1874	1 5 6		1884	1 3 9	
1875	1 4 1		1885	1 3 0	
1876	1 4 4	1 3 9	1886	1 0 4	1 1 5
1877	1 3 0		1887	1 0 0	
1878	1 2 1		1888	1 0 0	
1879	1 1 0		1889	1 0 0	
1880	1 0 6		1890	0 19 6	
1881	1 0 2	1 1 0	1891	1 0 6	1 0 8
1882	1 3 2		1892	1 0 7	
1883	1 0 0		1893	1 2 4	
			1894	1 0 8	—

A 6.—C.

NUMBER of FARMERS, SHEPHERDS, LABOURERS, &c., in LINCOLNSHIRE in 1871, 1881, 1891.

Class.	1871.	1881.	1891.
Farmer, grazier	10,871	9,470	9,302
Farmer's son, brother, grandson, nephew	2,851	2,625	2,571
Farm bailiff	1,215	1,161	1,441
Agricultural labourer	37,169	42,057	39,223*
Farm servant (indoor)	8,605		*1,403**
Shepherd	1,547	1,593	1,335
Nurseryman, seedsman, florist, gardener†	1,937	2,301	2,627
Horsekeeper‡	—	—	—
Agricultural machine proprietor, attendant	303	547	581
Drover	177	103	89
Gamekeeper	287	284	298
Total	64,962	60,141	57,467*
			*1,403**

* In the Census of 1891 persons who were in the Census Returns of 1871 and 1881 classed under "agricultural labourer, farm servant, and cottager" were given under two heads, viz., "agricultural labourer, farm servant" and "horsekeeper, horseman, teamster, and carter." The *italic* figures in the 1891 column show the number of the latter and the Roman figures the number of the former class.

† In the Census Returns of 1871 and 1881 gardeners were shown partly in the domestic class and partly in the agricultural class, but in the Returns for 1891 they were all included in the agricultural class. The figures in the above table for 1871 and 1881 include both classes.

‡ The persons classed under "groom, horsekeeper, horsebreaker" in the Census Returns of 1871 and 1881 are included with "coachman, cabman, groom, &c." in the Returns for 1891, and have therefore not been given in the above table.

In 1891 only persons of and above 10 years of age are included in the occupation Returns of England and Wales, and the same is believed to be the case in the Returns for Scotland.

In the Census Returns for Scotland for 1881 and 1891 farmers' sons under 15 years of age were included with children or scholars, and in order that the numbers in the above tables may be comparative, only farmers' sons of and above 15 are included in the 1871 figures.

A. 7.—A.

RATES.* [Paragraph 135.]

Spalding Union (excluding the Urban Parish of Spalding).

Average rate in the £ (calculated on the poor rate and highway rate valuations) of the rates raised in the rural portion of the Spalding Union during the years ended 25th March 1888 and 25th March 1893.

Rates.	Year ended 25th March 1888.			Year ended 25th March 1893.		
	Amount.	Valuation.	Rate in the £.	Amount.	Valuation.	Rate in the £.
	£	£	s. d.	£	£	s. d.
Poor rate (including county, police, burial board, rural sanitary authority, school board and school attendance committee precept rates).	8,524	—	—	9,774	—	—
Rural sanitary rates not raised in poor rate.	Nil.	—	—	Nil.	—	—
Lighting and watching rate -	51	—	—	49	—	—
	8,575	*118,804	1 5·3	9,823	*121,108	1 7·5
Highway rates - - -	4,004	†119,404	0 8·0	‡5,047	†‡106,375	0 11·4
Total rate in £ - -	- -	- -	2 1·3	- -	- -	2 6·9

* Valuation for poor rate purposes. † Valuation for highway rate purposes.
‡ Excluding Deeping St. Nicholas Middle Township, from which no accounts have been received.

Boston Union (Rural Portion).

Average rate in the £ (calculated on the poor rate and highway rate valuations) of the rates raised in the rural portion of the Boston Union during the years ended 25th March 1888 and 25th March 1893.

Rates.	Year ended 25th March 1888.			Year ended 25th March 1893.		
	Amount.	Valuation.	Rate in the £.	Amount.	Valuation.	Rate in the £.
	£	£	s. d.	£	£	s. d.
Poor rates (including county, police, burial board, rural sanitary authority, school board and school attendance committee precept rates, but excluding such highway rates as were raised in the poor rate).	15,671	—	—	15,669	—	—
Rural sanitary rates not raised in poor rate.	Nil.	—	—	Nil.	—	—
Lighting and watching rate -	Nil.	—	—	Nil.	—	—
Total* - - -	15,671	‡144,654	2 2·0	15,669	‡145,500	2 1·8
Highway rates† - - -	8,049	§143,036	1 1·5	8,420	§143,706	1 2·1
Total rate in the £ - -	- -	- -	3 3·5	- -	- -	3 3·9

* These figures exclude the amounts raised in and the valuation of the urban parishes of Boston and Hall Hills.
† These figures relate to a rural area which is not conterminous with that to which the figures as to poor rates relate.
‡ Valuation for poor rate purposes. § Valuation for highway rate purposes.

Holbeach Union (Rural Portion).

Average rate in the £ (calculated on the poor rate and highway rate valuations) of the rates raised in the rural portion of the Holbeach Union during the years ended 25th March 1888 and 25th March 1893.

Rates.	Year ended 25th March 1888.			Year ended 25th March 1893.		
	Amount.	Valuation.	Rate in the £.	Amount.	Valuation.	Rate in the £.
	£	£	s. d.	£	£	s. d.
Poor rate (including county, police, burial board, rural sanitary authority, school board and school attendance committee precept rates).	7,150	—	—	6,173	—	—
Rural sanitary rates not raised in poor rate.	Nil.	—	—	Nil.	—	—
Lighting and watching rate -	Nil.	—	—	Nil.	—	—
Total* - - -	7,150	‡83,466	1 8·6	6,173	‡82,812	1 5·9
Highway rate† - - -	4,528	§80,397	1 1·5	4,356	§80,117	1 1·0
Total rate in £ - - -	- -	- -	2 10·1	- -	- -	2 6·9

* These figures exclude the amounts raised in and the valuation of the urban parish of Holbeach and the partly urban parish of Sutton St. Mary.
† These figures relate to an area which is not conterminous with that to which the figures as to poor rates relate.
‡ Valuation for poor rate purposes. § Valuation for highway rate purposes.

Note.—The figures in A. 7.—A. were supplied by the Local Government Board.

A 7.—B.

TABLE showing RECEIPTS and EXPENDITURE in the POOR LAW UNIONS of LINCOLNSHIRE for the years ending Lady Day, 1882 and 1893.*

Union.	1881-2. Rateable Value Lady Day, 1881.	Total Receipts.	Treasury Subventions.	Total Expenditure.	Rate of Expenditure in the £.	Rate of Poor Rate in the £.	1892-3. Rateable Value Lady Day, 1892.	Total Receipts.	Treasury Subventions.	Total Expenditure.	Rate of Expenditure in the £.	Rate of Poor Rate in the £.
	£	£	£	£	s. d.	s. d.	£	£	£	£	s. d.	s. d.
Stamford	131,105	13,001	149	12,413	1 10·7	1 10·7	126,217	12,170	1,057	12,367	1 11·5	1 7·9
Bourne	171,768	12,842	453	13,574	1 7·0	1 4·9	137,049	18,327	1,427	16,996	2 5·6	2 4·4
Spalding	161,146	15,134	548	14,412	1 9·5	1 9·2	163,267	16,696	2,858	15,652	1 11·0	1 7·4
Holbeach	144,824	13,697	181	12,595	1 8·9	1 10·1	145,465	14,414	2,488	13,684	1 10·6	1 7·0
Boston	204,418	29,836	402	28,448	2 9·4	2 9·9	189,334	25,407	4,332	23,868	2 6·3	2 1·8
Sleaford	216,606	15,085	462	14,093	1 3·6	1 3·8	179,697	18,528	1,568	17,819	1 11·8	1 10·2
Grantham	224,900	19,789	881	16,993	1 6·1	1 7·8	218,083	24,148	2,179	22,560	2 0·8	1 11·7
Lincoln	378,480	29,291	1,468	28,519	1 6·1	1 5·0	340,861	33,054	3,035	33,378	1 11·5	1 8·2
Horncastle	142,868	12,196	450	12,432	1 8·9	1 7·0	139,484	13,062	1,321	13,115	1 10·6	1 7·5
Spilsby	207,447	14,635	622	14,352	1 4·6	1 3·8	179,353	13,032	1,658	13,343	1 5·9	1 2·7
Louth	250,788	17,818	721	17,657	1 4·9	1 3·8	228,020	19,046	2,124	19,520	1 8·5	1 5·1
Glanford Brigg	319,827	17,128	776	17,833	1 1·4	1 0·0	281,991	20,143	2,267	19,043	1 4·2	1 2·8
Gainsborough	200,376	21,710	621	21,625	2 1·9	2 0·6	198,073	19,388	2,076	17,911	1 9·7	1 7·8
Grimsby Caistor	339,182	25,041	826	25,467	1 6·0	1 4·9	248,092 137,136	23,633 9,029	3,286 982	21,711 10,572	1 9·0 1 6·5	1 7·0 1 1·6

* NOTE.—This Table was compiled from the Annual Local Taxation Returns.

Receipts and Expenditure include—

Receipts from—

Poor rates.
Treasury subventions.
County and borough councils out of Exchequer contribution accounts.
Other receipts.

Expenditure (for relief to the poor and purposes connected therewith) :—

In-maintenance.
Out-relief.
Maintenance of lunatics in asylums or licensed houses.
Workhouse and other loans repaid, and interest thereon.
Salaries, remuneration, rations, and superannuation allowances of officers, assistants, and servants.
Other expenses of, or immediately connected with, relief.

For purposes unconnected with relief to the poor :—

Payments for or towards the county, borough, or police rate.
Payments by overseers :—
To highway boards or to rural sanitary authorities in respect of highways.
To burial boards.
To rural sanitary authorities.
To school boards.
For school attendance committee expenses.
Payments on account of the Registration of Births, &c. Act.
Vaccination fees and expenses.
Expenses allowed in respect of registration, and cost of jury lists.
School fees for non-pauper children.
Other expenses unconnected with relief to the poor.
Cost of legal proceedings (parochial and union).
Payments under Union Assessment Committee Acts and other assessment expenses.
Salaries, poundage, and superannuation allowances of parochial officers, and other expenditure not included under other heads.

A 7.—C.

RATES.

POOR and HIGHWAY RATES paid from the year 1883 to 1894 on Mr. W. Scorer's farm at Sudbrooke, Lincoln Union.

	£	s.	d.		£	s.	d.
1883	112	0	8½	1889	72	0	8½
1884	104	3	7	1890	54	2	2
1885	108	4	10	1891	54	0	7½
1886	101	15	10½	1892	85	8	4
1887	76	5	4	1893	50	7	3
1888	89	15	11				

A. 7 (D.)

COST per ACRE of RATES, TAXES, and INSURANCE, from 1874 to 1894, on Mr. C FIELDSEND'S FARM (619 acres), SOUTH WILLINGHAM (LOUTH UNION).

Year.	Cost of Rates, Taxes, and Insurance per Acre.	Five Years' Average.	Year.	Cost of Rates, Taxes, and Insurance per Acre.	Five Years' Average.
	s. d.	s. d.		s. d.	s. d.
1874	3 4		1884	3 0¼	
1875	3 2½		1885	3 4	
1876	2 11	3 2	1886	3 1	3 0
1877	3 0¾		1887	2 10	
1878	3 3		1888	2 7¾	
			1889	2 7¾	
1879	3 0		1890	2 6	
1880	2 10¼		1891	2 7½	
1881	2 10	2 10½	1892	2 6½	2 7
1882	2 10¾		1893	2 6¼	
1883	2 10¼		1894	2 11	—

A 7.—E.

Rates levied and Expenditure in Moulton Parish, Spalding Union.

1881.

Rates levied.

	£	£	£
Poor rate @ 1*s.* in the £ on	19,086 =	954 -	1,591
,, @ 8*d.* ,, ,,	19,105 =	637 -	
Highway @ 10*d.* ,, ,,	19,086 =	795 -	954
,, @ 2*d.* ,, ,,	19,105 =	159 -	
Church loan rate @ 1½*d.* ,, ,,	19,086 =	118 -	118
2*s.* 9½*d.* Total - - -			£2,663

Parochial Expenditure, and Contributions to Public Bodies.

	£
Spalding Board of Guardians - - -	1,358
Moulton School Board - - -	259
Spalding Rural Sanitary Authority - -	26
Expenses of overseers, &c. - -	41
Highway surveyor's expenditure - -	956
Loan Society - - - -	118
Total - - -	£2,758

1893.

Rates levied.

	£	£	£
Poor rate @ 1*s.* in the £ on	19,336 =	967 -	1,771
,, @ 10*d.* ,, ,,	19,296 =	804 -	
Highway Rate @ 9*d.* ,, ,,	19,336 =	725 -	725
2*s.* 7*d.* Total - - -			£2,496

Expenditure.

	£
Spalding Board of Guardians - -	1,334
Moulton School Board - - -	320
Spalding Rural Sanitary Authority - -	40
Expenses of overseers, &c. - -	65
Highway surveyor's expenses - - -	749
Total - - -	£2,508

A 8.—A.

Cost of Growing Corn Crops. [Paragraph 69.]

Cost of producing an Acre of Wheat, Barley, and Oats, including harvesting, threshing, dressing and delivering to the Station, also the Cost of a Turnip and Seed Crop.

Mr. C. S. Fieldsend's Wold Farm, 500 Acres arable, 119 acres Grass.

Items.	Wheat.	—	Barley.	—	Oats.	—	Seeds.	—	Turnips.
	£ *s.* *d.*		£ *s.* *d.*		£ *s.* *d.*		£ *s.* *d.*		£ *s.* *d.*
Rent	0 18 8	- -	0 18 8	- - -	0 18 8	- -	0 18 8	- - -	0 18 8
Rates and taxes	0 3 1½	- -	0 3 1½	- - -	0 3 1½	- -	0 3 1½	- - -	0 3 1½
Insurance	0 0 4	- -	0 0 4	- - -	0 0 4	- -	—	Artificial, 3½ cwt., 6*s.*	1 1 0
Five loads farmyard manure at 5*s.*	1 5 0	- -	—	5 loads manure at 5*s.*	1 5 0	- -	—	1 load manure leading.	0 5 0
Filling above twice at 5*d.*	0 2 1	- -	—	- - -	0 2 1	- -	—	- - -	0 1 0
Spreading and shaking at 6*d.*	0 2 6	- -	—	- - -	0 2 6	- -	—	- - -	—
Leading half a mile	0 3 9	- -	—	- - -	0 3 9	- -	—	- - -	—
Herbage from August	0 2 6	- -	—	- - -	—	- -	—	- - -	—
Ploughed in August	0 10 0	- -	0 8 0	- - -	0 9 0	- -	—	1 at 10*s.*; 1½ at 9*s.*	1 3 6
Seed, 10 pecks 8*s.* 6*d.* at 26*s.*; dressing, 3*d.*	0 8 9½	3 bus. 28*s.*	0 10 6	4 bus. seed 21*s.*	0 10 6	- -	0 14 0	2 lbs. - -	0 2 0
Eight harrowings at 10*d.*	0 6 8	- -	0 6 8	- - -	0 6 8	Twice -	0 1 8	10 at 10*d.* -	0 8 4
Dragging	—	- -	0 3 0	- - -	—	- -	—	3 at 2*s.* 6*d.* -	0 7 6
Drilling	0 2 6	- -	0 2 6	- - -	0 2 6	- -	0 2 0	- - -	0 2 6
Rolling twice at 2*s.*	0 4 0	Twice 2*s.*	0 4 0	Twice 2*s.*	0 4 0	Once -	0 2 0	3 times 2*s.* -	0 6 0
Tenting	0 1 0	- -	0 1 0	- - -	0 1 0	- -	—	Hoeing, 4*s.* - Cleaning, 2*s.* Horse hoeing, 4*s.* 6*d.* Swede picking, 2*s.*	0 12 6
Weeding and hoeing	0 1 0	- -	0 1 0	- - -	0 1 0	- -	—		
Reaping and tying	0 9 0	- -	0 8 0	- - -	0 9 0	- -	—	- - -	—
Moving stooks	—	- -	0 0 6	- - -	0 0 6	- -	—	- - -	—
Cartage and stacking	0 7 0	- -	0 7 0	- - -	0 7 0	- -	—	- - -	—
Thatching	0 0 2	- -	0 0 2	- - -	0 0 2	- -	—	- - -	—
Threshing, 5*s.* 3*d.*; dressing, 6*d.*; delivering, 3*s.*	0 8 9	- -	0 8 9	- - -	0 8 9	- -	—	- - -	—
Cake eaten on seeds	0 12 0	On turnips	0 16 0	- - -	0 16 0	- -	0 16 0	- - -	—
Tradesmen's bills	0 12 0	- -	0 12 0	- - -	0 12 0	- -	0 2 0	- - -	0 16 0
Totals	7 0 10	- -	5 11 2½	- - -	7 3 6½	- -	2 19 5½	- - -	6 7 1½

The above expenses are calculated on fairly good harvest weather.

Seed corn prices are calculated at wheat, 26*s.*, barley, 28*s.*, and oats at 21*s.* a quarter.

The five years' average, 1889–1893, yield and price of an acre of wheat, 3 qrs. 3 bus. 1 pk. at 30*s.* 4*d.* per quarter making 5*l.* 3*s.* 4*d.*, a loss of 1*l.* 17*s.* 6*d.* an acre.

The five years' average, 1889–1893, yield and price of an acre of barley, 3 qrs. 5 bus. 1 pk. at 28*s.* 2*d.*, making 5*l.* 2*s.* 11¾*d.*, a loss of 3*s.* 2¾*d.* an acre.

For loss in 1894 *see* paragraph 69.

A 8.—B.

Cost of growing Corn Crops.

Estimate made by Mr. J. C. Bramley, of Langrick.

Cost of Six-course System of Farming Medium Soil, North of Boston, for the season 1893–1894.

1. Fallows.

	£	s.	d.
Cultivation	2	7	6
Seed	0	2	0
Manure	0	15	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Weeding	0	10	0
Interest and depreciation	0	15	0
	6	12	6

2. Oats.

	£	s.	d.
Cultivation	0	14	6
Seed	0	10	0
Reaping, thrashing, and delivering	1	3	0
Weeding	0	5	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	5	10	6

3. Wheat.

	£	s.	d.
Cultivation	0	14	6
Seed	0	10	0
Reaping, thrashing, and delivering	1	3	0
Weeding	0	5	0
Rent	1	6	0
Rates and taxes	0	7	0
Manure	0	10	0
Cake	0	10	0
Interest and depreciation	0	15	0
	6	0	6

4. Seeds (Clover, &c.).

	£	s.	d.
Cultivation	0	3	0
Seed	0	12	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	3	13	0

5. Wheat.

	£	s.	d.
Items as before less 10*s.* for manure	5	10	6

6. Barley.

	£	s.	d.
Items as for oats plus 10*s.* for manure	6	0	6

Summary.

Crop.	Costs. £ s. d.	Price.	Returns. £ s. d.
1. Fallows	6 12 6	1. Fallows (rape)	2 10 0
2. Oats	5 10 6	2. Oats, 7 qrs., 20*s.* per qr.	7 0 0
3. Wheat	6 0 6	3. Wheat, 4 qrs., 25*s.* per qr.	5 0 0
4. Seeds	3 13 0	4. Seeds	2 10 0
5. Wheat	5 10 6	5. Wheat, 4 qrs., 25*s.* per qr.	5 0 0
6. Barley	6 0 6	6. Barley, 4 qrs., 30*s.* per qr.	6 0 0
	33 7 6		28 0 0
		Loss on 6 years' cropping at 17*s.* 11*d.* per acre.	5 7 6
	33 7 6		33 7 6

These costs and returns are for the season 1893–1894.

The actual cost of corn per acre is more than shown in summary of costs as the fallows and seeds add to cost of corn. In this case the corn crops would really cost 7*l.* 1*s.* 10½*d.* per acre, shown as follows:—

Cost of Cropping. £ s. d.	Price.	Returns. £ s. d.
33 7 6	Fallows (rape)	2 10 0
	Seeds	2 10 0
	Four corn crops at 7*l.* 1*s.* 10½*d.* per acre.	28 7 6
33 7 6		33 7 6

The item for interest and depreciation is for convenience put at same for every year. (Tradesmen's bills are included in latter).

Cost of Four-course System of Farming, Light Land, Moderate Quality.

1. Fallows.

	£	s.	d.
Cultivation	2	7	6
Seed	0	2	0
Manure	0	15	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
Weeding	0	10	0
	6	2	6

2. Barley.

	£	s.	d.
Cultivation	0	14	6
Seed	0	10	0
Reaping, thrashing, and delivering	1	3	0
Weeding	0	5	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	5	0	6

3. Seeds.

	£	s.	d.
Cultivation	0	3	0
Seed	0	12	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	3	3	0

4. Wheat.

	£	s.	d.
Items as for barley, plus 10*s.* for manure	5	10	6

Summary.

Crop.	Costs. £ s. d.	Price.	Returns. £ s. d.
1. Fallows	6 2 6	1. Fallows (turnips)	3 10 0
2. Barley	5 0 6	2. Seeds	2 10 0
3. Seeds	3 3 0	3. Wheat, 3 qrs., 25*s.* per qr.	3 15 0
4. Wheat	5 10 6	4. Barley, 4 qrs., 30*s.* per qr.	6 0 0
			15 15 0
		Loss on 4 years' cropping at 1*l.* 0*s.* 4½*d.* per acre.	4 1 6
	19 16 6		19 16 6

The actual cost of corn crops per acre is more than shown in summary of costs, as the fallows and seeds add to costs of corn. In this case the corn crops would cost 6*l.* 18*s.* 3*d.* per acre shown as under:—

Cost of Cropping. £ s. d.	Price.	Returns. £ s. d.
19 16 6	Fallows	3 10 0
	Seeds	2 10 0
	Two corn crops at 6*l.* 18*s.* 3*d.* per acre.	13 16 6
19 16 6		19 16 6

The item for interest and depreciation is for convenience put at same for every year. (Tradesmen's bills are included in latter.)

1894–1895.

COST of SIX-COURSE SYSTEM of FARMING MEDIUM SOIL, North of Boston.

1. FALLOWS.

	£	s.	d.
Cultivation	2	7	6
Seed	0	2	0
Manure	0	15	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Weeding	0	10	0
Interest and depreciation	0	15	0
	6	12	6

2. OATS.

	£	s.	d.
Cultivation	0	14	6
Seed	0	9	0
Reaping, thrashing, and delivering	1	3	0
Weeding	0	5	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	5	9	6

3. WHEAT.

	£	s.	d.
Cultivation	0	14	6
Seed	0	6	6
Reaping, thrashing, and delivering	1	3	0
Weeding	0	5	0
Rent	1	6	0
Rates and taxes	0	7	0
Manure	0	10	0
Cake	0	10	0
Interest and depreciation	0	15	0
	5	17	0

4. SEEDS.

	£	s.	d.
Cultivation	0	3	0
Seed	0	12	0
Rent	1	6	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	3	13	0

5. WHEAT.

	£	s.	d.
Items as before, less 10*s.* for manure	5	7	0

6. BARLEY.

	£	s.	d.
Items as for oats less 1*s.* 6*d.* for seed, plus 10*s.* for manure.	5	18	0

SUMMARY.

Crop.	Costs. £ s. d.	Price.	Returns. £ s. d.
1. Fallows	6 12 6	1. Fallows (rape)	1 15 0
2. Oats	5 9 6	2. Oats, 7 qrs. at 14*s.*	4 18 0
3. Wheat	5 17 0	3. Wheat, 4½ qrs. at 17*s.* 6*d.*	3 18 9
4. Seeds	3 13 0	4. Seeds	2 0 0
5. Wheat	5 7 0	5. Wheat, 4½ qrs. at 17*s.* 6*d.*	3 18 9
6. Barley	5 18 0	6. Barley, 5 qrs. at 17*s.*	4 5 0
			20 15 6
		Loss on 6 years' cropping at 2*l.* 0*s.* 3*d.* per acre.	12 1 6
	32 17 0		32 17 0

These costs and returns (estimated from actual yields and prices) are for season 1894–1895.

The actual cost of corn per acre is more than shown in summary of costs as the fallows and seeds add to cost of corn. In this case the corn crops would really cost 7*l.* 5*s.* 6*d.* per acre, shown as follows:—

Cost of Cropping. £ s. d.	Price.	Returns. £ s. d.
	Fallows (rape)	1 15 0
	Seeds	2 0 0
	Four corn crops at 7*l.* 5*s.* 6*d.* per acre.	29 2 0
32 17 0		32 17 0

The item for interest and depreciation is for convenience put at same every year. (Tradesmen's bills are inclusive in latter.)

COURSE of FOUR-COURSE SYSTEM of FARMING LIGHT LAND, Moderate Quality.

1. FALLOWS.

	£	s.	d.
Cultivation	2	7	6
Seed	0	2	0
Manure	0	15	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Weeding	0	10	0
Interest and depreciation	0	15	0
	6	2	6

2. BARLEY.

	£	s.	d.
Cultivation	0	14	6
Seed	0	10	0
Reaping, thrashing, and delivery	1	3	0
Weeding	0	5	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	5	0	6

3. SEEDS.

	£	s.	d.
Cultivation	0	3	0
Seed	0	12	0
Rent	0	16	0
Rates and taxes	0	7	0
Cake	0	10	0
Interest and depreciation	0	15	0
	3	3	0

4. WHEAT.

	£	s.	d.
Same items as for barley less 1*s.* 6*d.* for seed plus 10*s.* manure.	5	9	0

SUMMARY.

Crop.	Costs. £ s. d.	Price.	Returns. £ s. d.
1. Fallows	6 2 6	1. Fallows (turnips)	1 15 0
2. Barley	5 0 6	2. Seeds	2 0 0
3. Seeds	3 3 0	3. Wheat, 4 qrs., 17*s.* 6*d.*	3 10 0
4. Wheat	5 9 0	4. Barley, 4 qrs., 22*s.*	4 8 0
			11 13 0
		Loss on 4 years' cropping at 2*l.* 0*s.* 6*d.* per acre.	8 2 0
	19 15 0		19 15 0

The actual cost of corn crops per acre is 8*l.* shown as under.

Cost of Cropping. £ s. d.	Price.	Returns. £ s. d.
	Turnips	1 15 0
	Seeds	2 0 0
	Two corn crops at 8*l.* per acre	16 0 0
19 15 0		19 15 0

These costs and returns (estimated from actual yields and prices) are for season 1894–1895.

STATEMENT of CHIEF PAYMENTS on FARM WORKING ACCOUNTS on FIVE FARMS for YEAR ending MAY DAY, 1893.

Farm.	Grass.	Arable.	Total Acreage.	Labour.	Steam Cultivation and Threshing.	Cake.	Other Purchased Foods.	Artificial Manure.	Lime.	Seeds and Seed Corn.	Tradesmen's Bills.	Horses.	Cattle.	Sheep.	Pigs.	Implements.	Poultry.	Bank Interest.
	A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d. (103 tons.)	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1.	433 1 35	797 3 11	1,231 1 6	1,192 16 0	59 11 5	810 5 4	45 19 0	160 11 2	—	303 7 3	244 13 0	175 16 6	544 16 0	95 2 3	—	50 13 2	0 15 0	42 10 5
2.	285 2 6	417 1 22	702 3 28	697 7 8	45 4 1	(36½ tons.) 279 1 2	14 12 0	80 12 0	8 13 2	135 6 0	122 14 2	63 3 0	0 5 0	84 9 0	5 0 0	12 5 0	5 18 6	21 7 5
3.	390 2 11	45 1 35	436 0 6	558 7 3	30 0 4	(39 tons.) 302 11 4	45 18 6	66 19 8	—	177 19 6	100 17 2	87 0 0	454 6 6	14 9 10	0 12 0	72 9 6	0 6 0	31 17 9
4.	82 2 28	369 0 13	451 3 1	553 5 9	41 8 6	(28 tons.) 212 16 8	34 14 6	61 19 6	—	150 0 1	80 14 7	88 18 0	1 12 0	23 15 0	0 8 0	8 8 8	—	9 8 8
5.	610 0 7	781 0 13	1,391 0 20	1,378 9 0	88 18 10	(71 tons.) 560 5 0	405 4 0	153 7 2	—	234 2 0	210 7 4	145 4 7	36 1 2	94 15 8	24 15 6	14 0 0	5 17 4	30 4 2

EXPENDITURE PER ACRE.

Farm.	On Labour (on Total Acreage).	Labour (on Arable).	All Purchased Foods.	Cake alone.	Manure and Lime.	Labour with Threshing and Steam.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1.	0 19 4¼	1 9 10½	0 13 10	0 13 2	0 2 7	1 0 4
2.	0 19 8½	1 13 2½	0 8 4	0 7 11	0 2 6	1 0 11
3.	1 5 0	1 8 7	0 15 7	0 13 6	0 3 0	1 6 4
4.	1 4 5	1 9 11	0 10 11	0 8 6	0 2 8	1 6 3
5.	0 19 8¼	—	0 13 11	0 8 0	—	—

SOIL.

Farm 1. Three quarters limestone and one quarter clay.
,, 2. Three quarters clay and one quarter limestone.
,, 3. Three quarters limestone and one quarter clay.
,, 4. Limestone.
,, 5. Two thirds clay and one third sand.

Note.—The limestone and sand is turnip and barley land.

A. 9.—A.

AGRICULTURAL RETURNS. [Paragraph 12.]

ACREAGE of CROPS in the COUNTY of LINCOLN in 1883 and 1893.

Crops.	1883.	1893.	Increase or Decrease per Cent.
Total area	1,767,962	1,767,962	
Total acreage under all kinds of crops, bare fallow, and grass	1,508,799	1,519,103	
Corn crops:			
Wheat	226,863	180,894	
Barley or bere	205,889	206,764	
Oats	111,922	126,266	
Rye	1,220	1,703	
Beans	43,566	18,342	
Peas	15,016	20,094	
Total of corn crops	604,476	554,063	−8·3
Green crops:			
Potatoes	40,352	47,878	
Turnips and swedes	136,001	138,813	
Mangolds	18,493	20,419	
Carrots	1,255	15,148	
Cabbage, kohl-rabi, and rape	14,585	6,145	
Vetches and other green crops, except clover or grass	18,540	11,826	
Total of green crops	229,226	240,229	+4·8
Clover, sainfoin, and grasses under rotation:			
For hay	—	80,098	
Not for hay	—	104,955	
Total	169,690	189,053	+11·4
Permanent pasture, or grass not broken up in rotation:			
For hay	—	95,244	
Not for hay	—	402,863	
Total	458,608	498,107	+8·6
Flax	154	39	
Hops	3	—	
Bare fallow, or uncropped arable land	48,642	36,031	
Orchards	—	1,844	
Market gardens	—	1,236	
Small fruit	—	1,581	

A. 9.—B. [Paragraph 13.]

NUMBER of HORSES, CATTLE, SHEEP, and PIGS in the COUNTY of LINCOLN in 1883 and 1893.

Class.	1883.	1893.	Increase or Decrease per Cent.
Horses (including ponies) used solely for purpose of agriculture, &c.:	50,469	52,059	+3·15
Unbroken horses	15,363	17,667	+28·01
Mares kept solely for breeding		2,000	
Total of horses	65,832	71,726	+8·93
Cattle:			
Cows and heifers in milk or calf	56,588	64,763	+14·44
Other cattle, 2 years and above	70,107	77,948	+11·18
" " 1 year and under 2	86,094	60,166	+28·00
" " under 1 year		50,035	
Total of cattle	212,789	252,912	+18·85
Sheep:			
Ewes kept for breeding	784,949	454,743	−3·69
Other sheep, 1 year and above		301,226	
" " under 1 year	470,624	518,347	+10·14
Total of sheep	1,255,573	1,274,316	+1·33
Pigs:			
Sows kept for breeding	—	13,233	
Other pigs	—	71,245	
Total of pigs	103,385	84,478	−18·28

APPENDIX B.

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APPENDIX B.

B. 1.

Evidence of Agricultural Depression. [Paragraph 51.]

Name.	District.	Evidence.
The Lincolnshire Chamber of Agriculture	Lincoln	A very large number of farms have changed hands during the last 20 years. This has been the case more on the large than the small ones. Land has deteriorated since 1879, because it does not pay to farm it so well, not necessarily because farmers are so hard up that they cannot afford to farm it. There are some large farmers who farm their land well, but even if they had more capital they would not spend more, because it would not pay them commercially. Most farms are certainly not so tidy as they were. Landlords have had to spend more since the depression. All the clays have gone back from want of farming, as well as from the effect of the seasons. Evidence of depression is shown most on the large farms, because small men put in longer and better hours, and they spend less. Medium sized farms of from 300 to 400 acres have suffered most, because such men expect a farm of that size to keep them as well as a 1,000 acre farm. Good land has decreased in letting value from 25 to 40 per cent. Plenty of land is only used as a sheep run, which once was really good wheat land. There are not many farms on the owners' hands, and not so many as five or six years ago. There are a large number of farms where mortgagees are in possession.
Colonel Grantham, agent	Spilsby	I think the condition of the land in this district has not gone back. We are bound to farm high. I think more artificial manure is used than it used to be.
Chamber of Agriculture	Louth	Generally speaking, the land has not gone back. Small farms have gone back more than the large ones since 1879. On the whole, there has been no curtailment of expenditure in manure or labour, for we must farm high. The quality of sheep and cattle is just as good. Rents on large farms of 500 to 1,000 acres have been reduced between 30 and 50 per cent., in some cases more. Farms from 150 to 500 acres, 35 per cent. Farms up to 150 acres, 30 per cent. Latterly the landlords have fairly met the times, but did not do so soon enough. If we had our farms at nothing to-day many could not make a living. It was much easier to make a living when rent was 2*l.* an acre some years ago. (Mr. Porter Wilson: "As a large land agent, my experience is "that landlords have reduced the rents to the last farthing "they can stand.") Selling value of good Wold land has decreased 75 per cent. since 1879. The farmers do not desire to speak in any way hardly of landowners, as they feel they have been well met.
Chamber of Agriculture	Brigg	The land near Appleby has deteriorated in productive power on the clay, but on the red sandstone it has not. Again, between Brigg and Caistor the strong clay has gone back. Between Limber and Wrangby the land has not gone back. Seasons have affected the land, but on some of the poorer land it does not now pay to put manure on. In some districts the use of cake has been knocked off, as it has not paid to feed stock buying cake at 9*l.* 10*s.* a ton. Some farmers have been buying cotton cake more instead of linseed. Many are using a lot of wheat, which they mix with linseed and cotton cake. Very little land is on the landowners' hands. The tendency has been to let it at some rent. We are producing less corn per acre than in 1878, because it does not pay us to manure the land. There is not an acre of wheat that is spring dressed now.
The Lincolnshire Agricultural Society	Lincoln	The clay lands have all gone back. The Heath land and Cliff is not farmed quite so well; the wolds have not gone back. In South Lincolnshire labour has been more curtailed. In the Stamford district the land has deteriorated considerably. The condition of the large farms is better than the small ones, because more sheep are kept on them. Since 1879 good farms of 500 acres had been reduced to from 25 to 30 per cent., and heavy land 50 and more. There is a comparatively very small amount of land on the owners' hands. No land in the county has been abandoned.

EVIDENCE OF AGRICULTURAL DEPRESSION—*continued.*

Name.	District.	Evidence.
Mr. H. Clark, Mr. Tatham, Mr. R. Smith, Mr. William Caulton, Mr. R. Mawby, Farmers.	Spalding - -	All farm very highly here as the only chance of getting along. But there has been some deterioration in the land, and it is visibly perceptible. Land has deteriorated partly through economy in labour and feeding stuffs, and partly from bad seasons. Farmers do not get a sufficient return to put as much money in as they did. Farms from 250 acres and upwards of good land have been reduced 30 to 40 per cent. and bad land up to 70. Most of the smaller farms are freehold. Practically the landlords and mortgagees have to take whatever they can get for bad land. The small farms of from 70 to 250 acres of good land have been reduced 30 per cent. Landlords have met the tenants fairly. (A farmer: "I think the landlords have behaved nobly. "No class of men have made such sacrifices. I occupy under "seven landlords, and ought to know.")
Mr. Richard Hall, land auctioneer - -	Lincoln - -	Land has gone down over 50 per cent. in value, and is a drug in the market.
Mr. J. S. Bond, farmer, 1,400 acres -	Spilsby - -	The country round Spilsby and between there and Horncastle is cultivated as well as it ever was, and all the farms are let. I do not think labour or manure has been curtailed. The fen farmers have suffered least as they have grown turnip seed and mustard.
Meeting - - - -	Horncastle -	Good land has not gone back, but bad land has. The land has rather recovered from the effects of the bad season.
Meeting - - - -	Grimsby - -	All the land which has taken most working has gone back. Generally speaking, with some exceptions, there is not the same metal in the land as in 1879. The better seasons lately have made the land look better. Some men spend less on manure and feeding stuff. There is not a margin of profit now in even an average season.
Mr. George Wright, agent and farmer, 500 acres.	Gate Burton, Gainsborough.	The land has gone back one-third in condition since 1879, including the warp land. I think farmers have economised in manure and labour. On farms of 150 to 500 acres rents have been reduced one-third. Tenants since the depression ask landlords to do 30 per cent. more in the way of building and repairs.
Mr. Stanser, farmer, 270 acres -	Gainsborough -	Since the depression farmers have asked landlords to do 30 per cent. more in the way of buildings and repairs for them.
The Boston Chamber of Agriculture -	Boston - -	The land has deteriorated to some extent on the better land, and considerably on the strong land, partly owing to wet seasons, and partly to economy in labour and feeding stuffs. The quality of cattle and sheep has not deteriorated in the slightest. The four-course land has decreased in value by 30*s.* an acre.
Mr. J. C. Bramley, owner - - -	Langrick - -	Land not so productive owing to bad season. I used to grow 10 quarters of oats to the acre and now get 7 quarters; also I used to grow 7 and 8 quarters of barley to the acre and now get 5 and 6 quarters; further, my rape used to grow 4½ feet high, and now only 2½. I do my land just as well as ever. It is now somewhat recovering from the effects of the bad seasons.
Edward Farrow, farmer, rents 133 acres and owns 67.	Langrick - -	Have been farming here eight years. If I was to square up now I should be no better or worse than when I started. I work harder than a labourer, and really am only working for my food and my clothes. I simply work to live. The land in the fen has no doubt gone back during the last 10 years, owing to economy practised in manure and feeding stuff.
Meeting - - - -	Sleaford -	The land is better farmed than it was.
Mr. F. A. Dorrington - - -	Caistor - -	Tradesmen say it is difficult to get their money in. They now look to collecting it after the fairs and after harvest. A great many changes of tenants have taken place since 1879 in North Lincolnshire.
Mr. Frankish, farmer, 1,800 acres, the Earl of Yarborough's estate.	Limber - -	In the wet seasons it was impossible to get the land clean, but last dry season has done much to improve that. In the north of Lincolnshire the land has not deteriorated much, though it is not so highly farmed.
Mr. Wilson, farmer, Right Hon. H. Chaplin, M.P.'s estate.	Blankney - -	The land has not gone back on the Heath.
The Kesteven Association (700 members)	South Lincolnshire	The land has been better farmed than it was 10 years ago, but not so good as it was 20 years ago. Any deterioration is due to the bad seasons.

EVIDENCE OF AGRICULTURAL DEPRESSION—*continued.*

Name.	District.	Evidence.
Mr. J. Pears, farmer, 900 acres, freeholder.	Mere	About 1879 there were very bad seasons. The land deteriorated; the strong soil felt it first. The fall in prices then came and times became very critical. Generally speaking, the land is now less productive than it was. The spending power of the farmers is considerably less.
Mr. Moss, farmer, 650 acres - Mr. Vyner's estate.	Whisby	The best land has been kept up to the mark pretty well. Out of my 650 acres 250 are as good as they were (good black land), but 400 acres of black moorland which I have turned to grass in the last 10 years is bad, and only used as a sheep run. I shall have to plough it up again. Much land has suffered through want of labour and want of manure. The farms are kept very untidy, as the farmers have no money to spend. People who keep their farms up to the mark have done it out of capital. During the last 10 years I have on an average paid 200*l.* a year out of capital.
Mr. Drury, farmer, 260 acres glebe land	Thorpe-on-the-Hill	Since 1880 land has gone back through want of labour and manure. In this neighbourhood no farms are to let. I collect the rates and taxes. This year has been the worst for getting them in. The small men especially have not been able to pay up.
Mr. Newton, freeholder, 200 acres	Thorpe-on-the-Hill	Between 1879 and 1889 the land went back in condition from wet seasons; latterly when the depression became acute farmers spent less on manure, and so land continued to deteriorate. I find it impossible to pay working expenses. The last three years I have had to draw on capital.
Mr. Laverack, farmer, 960 acres, Lord Oxenbridge's estate.	North Carlton	The bad seasons from 1874 to 1879 affected the warp land very seriously but they scarcely felt it on the cliff land. Since then the land has suffered in some districts for want of capital, but the big farmers have not starved their land either in manure or labour anything like to the same extent as the small ones. The large farms on the Cliff are farmed by men of capital, and are well farmed yet. If expenditure is required they spend it. Their land is producing the normal quantity.
Mr. Mappin, farmer, 650 acres	Skempton	I think the land has gone back in condition since 1879 from bad seasons and under-farming, but principally from the latter reason. I have lost money on the clay land, but not on the Cliff land.
Mr. Paddison, freeholder, 430 acres	Saxilby	The land has gone back in cultivation since 1876 from being under-farmed from want of capital. Bad seasons also affected it about 1879. Farmers have had to curtail labour and manure.
Mr. Davey and Mr. Budibent, farmers	Alford	The land went back at one time from bad seasons, but it has now almost recovered. It is farmed high, notwithstanding the depression, and labour has not been much curtailed.
Mr. Allonby, farmer and agent	Alford	The land has not suffered. We have been obliged to farm well though a good deal out of pocket by it. I dropped 2,000*l.* in 1879. Not much land on the owners' hands. All let at a price between a 30 per cent. and 50 per cent. drop.
Mr. W. Scorer, farmer	Burwell	All the Wolds are in as good condition as they were before 1879. I do not think farmers have curtailed their labour or their cake, whether or not they have lost money. Further many of the big farms are just as tidy as they were, but the small occupiers in the marshes have let their land get into a worse condition through lack of capital.
Mr. W. S. Fox, farmer, 800 acres	Potter Hanworth	Owing to curtailment of labour and manure farms are not only generally more untidy but frequently less productive.
Mr. Edward J. Grummitt, farmer, 744 acres, Lord Ancaster and Mr. Heathcote's estates.	Folkingham	The land is being worse farmed and is labour-starved in some districts. In others the good land is farmed and produces as much as formerly.
Mr. William Hubbleday Ward, farmer, 2,600 acres, Duchy of Lancaster and other estates.	Boston, Spilsby, and Horncastle Unions.	I consider the land is being worse farmed than it was.
Mr. Kirk, farmer, 265 acres	Kirkby Green	Generally the land in this district has not gone back in condition. The season of 1893 has improved the farms.
Mr. John Todd, farmer, 790 acres, Mr. Chaplin's estate.	Kirkby Green and Legwick.	I do not think the land is being generally worse farmed.
Messrs. W. and H. W. Scorer, farmers, 491 acres, Mr. Hornsby's estate.	Burwell, Louth	We think the land is being worse farmed on small holdings though not on large farms.
Mr. Charles Clarke, farmer, 1,160 acres, late Mr. King's estate.	Ashby-de-la-Launde	The land in some instances has deteriorated, and farmers cannot spend so much in artificials if they cannot pay for it.
Mr. J. Norton Scorer, farmer, 635 acres, Hon. Mrs. E. Stanhope's estate.	East Kirkby	The land is not being worse farmed in this district.

EVIDENCE OF AGRICULTURAL DEPRESSION—*continued.*

Name.	District.	Evidence.
Mr. W. C. Brown, farmer, 630 acres, Lord St. Oswald's estate.	Appleby, Doncaster	The land is being worse farmed. Owing to the depression I have altered my system of farming very much, and have gone into potatoes and milk.
Mr. F. Higgins, estate agent - -	Alford - -	The land in Lincolnshire is still admirably farmed though not so tidy.
Mr. Calthorp, solicitor - - -	Spalding - -	A smaller amount of capital is now employed in the land. More exhaustive crops such as potatoes are now grown. They farm now as inexpensively as possible so as to get a quick return.
Mr. C. W. Tindall, agent to the Earl of Yarborough.	Brocklesby - -	There is no deterioration visible in the land. The letting value has not gone down on account of that. The land here was never in better condition than it is to-day. Prices alone are the cause of the depression.
Mr. Arthur Saul, valuer, &c. - -	Bourne - -	There are plenty of applications for farms now (May 1894).
Mr. Hervey, agent to the Marquis of Bristol.	Sleaford - -	Taking an average all round Sleaford, I should say property sells for half the price it would have commanded 20 years ago. Farming has now for 20 years been steadily going down and still continues to do so. I see no chance of any improvement until either we return to protection duties or have universal free trade. Unless some decisive step in this direction is taken, farming as a commercial enterprise must cease to exist.
Mr. Bettinson, farmer - - - -	Thurlby, Bourne -	I do not grow half so much wheat, and shall still grow less until there is more demand for it.
Capt. Pretyman - - - - -	Riby Grove, Stallingboro'.	There are numberless cases of farms being sold, the proceeds of which have failed to pay off first mortgages.

B 2.

REDUCTIONS in RENT (Per-centages).

Decrease per Cent in Letting Value of Farms since 1879.

Evidence taken at Meetings. [Paragraph 72.]

District.	Size of Farm and Description of Land.	Reduction per Cent in Rent.
Alford - -	Up to 400 acres - -	30 per cent.
	Over 400 acres - -	40 per cent.
Horncastle -	500 acres and upwards strong poor land.	66 per cent.
	Good turnip and barley land.	25 per cent.
	Small farms - - -	10 per cent. in some cases, and as much as big ones in others.
Agricultural Society, Grimsby.	Large bad farms - -	Anything you please.
	200 acres and upwards land of fair quality.	25 per cent.
	From 50 to 200 acres -	20 per cent.
Sleaford - -	All sized farms; fair and good land.	33 per cent.
	Bad land - - -	60 per cent.
Chamber of Agriculture, Lincolnshire.	Good land - - -	25 to 40 per cent.
	Bad land - - -	50 per cent, and over.
Chamber of Agriculture, Grantham.	Best turnip and barley farms, 500 acres.	40 per cent. Average reduction on all farms, 50 per cent.
Chamber of Agriculture, Louth.	Farms 500 to 1,000 acres; fair quality.	30 to 50 per cent.
	150 acres to 500; fair quality.	35 per cent.
	Farms up to 150 acres; fair quality.	30 per cent.
Chamber of Agriculture, Brigg.	Farms 500 to 1,000 acres; fair quality.	25 to 40 per cent.
	Bad land - - - -	50 per cent. and over.
Agricultural Society of Lincolnshire.	500 acre farms; fair quality.	25 to 35 per cent.
	Heavy land - -	50 per cent. and over.
Spalding - -	250 acres and upwards; good land.	30 to 40 per cent.
	Bad land - - -	50 to 70 per cent., and in some cases over.
	70 to 250 acres; good land.	30 per cent.
	20 to 70 acres; good land.	30 to 50 per cent.
Kesteven Association, South Lincolnshire.	100 to 800 acres; fair quality.	25 to 30 per cent.

B. 3.

REDUCTIONS in RENT, whether sufficient (Farmers' Evidence). [Paragraph 76.]

Name.	District.	Evidence.
Lincolnshire Chamber of Agriculture -	Lincoln - -	Landlords, generally speaking, have now fairly met the tenants, but a good many of them did not begin to reduce soon enough. When the depression began they did not reduce to sitting tenants, but they have since found it cheaper to reduce to sitting tenants as new tenants are wanting so much new building. On a large farm a new tenant is now in a good position to drive a good bargain with the landlord. The sitting tenant is not quite in so favourable a position, because a move costs him so much. Where small holdings are in the hands of large landlords the rents are not unreasonable, but they frequently are when owned by small owners.

REDUCTIONS IN RENT, whether sufficient (Farmers' Evidence)—*continued.*

Name.	District.	Evidence.
Chamber of Agriculture - - -	Grantham -	The majority of large landowners have met their tenants fairly. The smaller ones have not reduced to such an extent. The best turnip and barley farms have been reduced 40 per cent., and the reductions generally average 50. A new tenant now can make a better bargain than the landlord.
Meeting at the farmers' "Ordinary" -	Grantham - -	Landlords have generally reduced the rent to meet the times. We have no fault to find with the landlords except that they did not reduce early enough. Many a good man had to go who should have remained. As a rule a very good feeling exists between landlord and tenant.
Mr. W. S. Fox - - - - -	Potter Hanworth -	Landlords should have reduced the rents earlier.
Chamber of Agriculture - -	Brigg - -	Generally speaking, landowners have reduced rent as far as they have been in a position to do so. On good farms of 500 to 1,000 acres rents have been reduced up to 40 per cent., and bad land between 50 and 60. Where there have been leases landowners have met the tenants fairly as a rule.
Mr. C. Parker, farmer and market gardener, 300 acres.	Pinchbeck, Spalding	In the days of competition men who have been labourers ran up the price of land. A man who had saved 100*l.* or 200*l.* would borrow 400*l.* or 500*l.*, and then give 100*l.* an acre for land. This district is an example of peasant proprietorship under the most unfavourable circumstances. The people have lost all their money, and are paying 3*l.* and 4*l.* an acre as interest on what they borrowed.
The Lincolnshire Agricultural Society -	Lincoln - -	Landlords have met the tenants most fairly. There is no friction. They are on the best of terms.
Mr. J. S. Bond, farmer, 1,400 acres	Spilsby - -	I think the landlords have fairly met the rent. No one has any right to complain one ha'porth of the landlords. But I think they did not appreciate in time that the depression would be permanent. They are the only class of men in the country who, when they make a bargain, will give you something back. I say the landlords have behaved grandly.
Mr. Everington, 240 acres (freeholder) -	Horncastle -	Certainly landlords have behaved very well, and have done all they can; relatively they are worse off than the tenants.
Meeting - - - - - -	Horncastle - -	There is no friction about rent. Generally speaking, there has been a policy of give and take between landlords and tenants.
Meeting - - - - -	Grimsby - -	Landlords and tenants have both been hard hit, but we have met each other as far as we could. Rents were not reduced in time. Landlords did not realise the depression would be permanent.
Mr. Stanser, farmer, 270 acres - -	Gainsborough -	Let all the returns given by landlords be made in bones and feeding stuffs, then everything will be put into the land instead of in the farmer's pocket.
Boston Chamber of Agriculture -	Boston - -	Generally speaking, landlords have met the tenants well. But in some cases they did not reduce soon enough; but in many cases they were not able to do so, owing to jointures and charges. Many of the small squires are worse off than the farmers, owing to fixed charges put on their land when times were good.
Meeting - - - - - -	Sleaford - -	The landlords have met the tenants well, though perhaps they did not do so soon enough.
Mr. C. S. Fieldsend, farmer, 619 acres	South Willingham	About 1873 rents ran up above their value. It was the farmers who drove them up, and they alone are too blame. Rents have not come down in the same proportion as the value of the freehold. Rents are not based on the present valuation of the land.
Mr. Powell, farmer, 700 acres - -	Blankney - -	I consider Mr. Chaplin has met his tenants most handsomely. He is one of the best landlords in England. I should not dream of asking him for a further reduction of rent. I could not do so conscientiously. I would rather give up the farm than do so. I think that little or no interest can now be got by the landlord out of my farm at the present rent.
Mr. Clayden, labourer - -	Sleaford -	No one has met their tenants so well as the big landowners. Compare the condition of tenants under those men and under a small freeholder or a tradesman. No mercy is shown by men like that. For instance, after a flood, or a failure of crops, a big landlord in nine cases out of ten will help a man out of it.
The Kesteven Society (700 members) -	South Lincolnshire	Landlords have reduced the rents fairly up to the present time but they did not reduce them soon enough.

REDUCTIONS IN RENT, whether sufficient (Farmers' Evidence)—*continued.*

Name.	District.	Evidence.
Chamber of Agriculture - -	Louth - -	The landlords have met the tenants fairly, but they did not reduce rents between 1879 and 1882 sufficiently.
Mr. Moss, farmer, 650 acres, Mr. Vyner's estate.	Whisby - -	I think farmers have been fairly met by landlords. I do not think we could ask our landlord to do much more.
Mr. Drury, farmer, 260 acres, glebe land	Thorpe-on-the-Hill	The large estates have all met the farmers fairly. The little men, owning 50-acre farms, have not reduced rent, as they cannot owing to mortgages.
Mr. Budibent, farmer - - - -	Alford - -	I think the landlords generally have met the tenants generously and well, for they have reduced the rents from 30 to 50 per cent. Reduction of rent is not the real remedy.
Mr. Dalton, farmer, 200 acres -	Alford - -	I think the landlords have behaved well as regards rent.
Mr. Needham Robinson, farmer - - -	Alford - -	Land at nothing now is dearer than it was at a high rent.
Mr. George Paine, farmer, 800 acres, Lord Ancaster's estate.	Willoughby - -	On the whole the large landlords have tried to meet the tenants well.
Mr. W. Scorer, farmer, 448 acres, Mr. Hornsby's estate.	Burwell - -	The larger landlords have met the tenants very fairly. Mr. Chaplin has certainly done everything he can.

B. 4.

DEPRECIATION in VALUE of LAND. [Paragraph 94.]

District.	Number of Acres.	Description of Land.	Original Price.	Present Price.
	A. R. P.			
Gainthorpe - -	125 0 0	Strong clay; wheat-growing land, 40 acres, fair pasture.	In 1856, 7,800*l.* - -	In 1894, sold by mortgagees, 1,560*l.*
Beesby - -	150 0 0	Strong clay - - - - -	In 1878, 6,000*l.* refused at auction.	Sold March 1894, 2,050*l.*
Spalding - -	300 0 0	Arable land, black peat on clay; fair quality.	In 1876, 19,000*l.*, 12,000*l.* being left on mortgage.	In 1894, offered for sale at 7,000*l.*, by mortgagees. No offers, though they offered to let it at 15*s.* an acre. They could not find tenant, and now occupy it themselves.
Billingay - -	5 1 0	Good fen land with no buildings.	In 1871, 540*l.*, 400*l.* left on mortgage.	Sold in 1893, 165*l.*
Gate Burton, Lincoln.	85 0 0	- - - - - - -	In 1859, 53*l.* per acre. 30*l.* an acre left on mortgage.	In 1893, 10*l.* per acre.
Harston - -	- - -	A useful farm - - - -	In 1879, 60*l.* per acre refused.	1894, sold by auction for 38*l.* per acre.
Sold by the Clergy Mutual Assurance Society.	461 0 0	- - - - - - -	In 1885, 30,000*l.* (leaving 16,000*l.* on mortgage.)	1892, sold for 6,000*l.*
Branston Island -	65 0 0	Fen land - - - - -	1874, 2,000*l.* Sold twice since at a profit of 200*l.* to 300*l.* Mortgages for 1,800*l.* and 300*l.*	1894, sold for 850*l.*
Merringham -	69 0 0	Fairly good light land - -	Mortgaged for 1,500*l.*, and a second one on it also.	1894, sold lately for 1,500*l.*
Welborne - -	55 0 0	Good land; no buildings -	1874, sold for 4,000*l.* -	Recently offered for 1,500*l.* No bid.
Ingleby - - -	300 0 0	Fair land - - - - -	Valued 7 years ago at 3,000*l.*	Cannot be sold at all.
Marton - - -	Under 100 0 0	- - - - - - -	Valued 6 years ago at over 4,000*l.*	Sold lately for 2,000*l.*
Brigg District, parish of T.	245 0 0	Farm; average land; rather heavy.	1859, purchased for 11,900*l.*	1890, sold by trustees of will for 4,950*l.*
Brigg District, parish of G.	224 0 0	Very good land - - -	1871, purchased for 16,005*l.*	1894, sold by trustees of will with extra four acres for 8,470*l.*

DEPRECIATION in VALUE of LAND—*continued.*

District.	Number of Acres.	Description of Land.	Original Price.	Present Price.
	A. R. P.			
Brigg District, parish of B.	313 0 0	Average land; rather light	1872, purchased for 15,000*l.*	1892, valued for mortgage, at 7,350*l.*
Brigg District, parish of N.	250 0 0	Good land	1858, purchased for 13,630*l.*	1893, offered for sale by trustees of will in 1893 in lots, but no *bonâ fide* offer.
Wickenby	354 0 0	Farm with good house and building; good land.	1874, bought for 22,000*l.* Mortgaged for 11,000*l.*	1894, valued at 6,796*l.*
Witheringham Fen		Farm; good land	Bought for 8,000*l.*	1894, for sale at 3,500*l.*
Dorrington	152 0 0	Farm	1880, valued at 6,354*l.*	Mortgagees would now be glad to sell for 3,500*l.*
West Deeping	263 0 0	Farm	23,500*l.* Mortgaged for 15,000*l.*	Foreclosed for 15,000*l.*
Blankney Dales	118 0 0	Farm	1877, price 7,700*l.*	Mortgagees now glad to sell for 3,500*l.*
Blankney Dales	142 0 0	Farm	8,500*l.*	Mortgagees glad to sell at 4,000*l.*
M.	618 0 0	Estate, with first-class residence and new buildings added since purchase.	1854, purchased for 27,000*l.*	1893, valued for purposes of mortgage at 16,000*l.*
Eagle	26 0 0	Farm	Purchased over 20 years ago for 1,250*l.* Mortgaged for 750*l.*	1894, sold for 500*l.*
Nettleham	242 0 0	Farm	1875, bought for 16,000*l.* Mortgaged for 10,000*l.*	1894, mortgage foreclosed, 10,000*l.*
Whaplode	92 0 0	Farm	7,800*l.* Mortgaged for 5,000*l.*	Recently offered for sale by mortgagees. Highest bid, 3,600*l.*
Bransby	14 0 0	Farm	8,700*l.*	Recently sold by mortgagees for 5,000*l.*
Foston	85 0 0	Moderately strong loam, with good farmhouse and buildings.	1873, 5,100*l.*	1891, sold by mortgagees for 3,000*l.*
Kirton	110 2 25	Alluvial soil, all of a good quality. (No land tax or drainage tax.) All in ring fence.	1870, purchased for 8,160*l.*	Offered by auction 1887, reserve 5,000*l.* No bidders. Offered again in 1891. Reserve, 4,000*l.* Highest bid, 3,000*l.* Let now at 150*l.* a year.
Spalding	80 0 0	Farm; good, medium marsh land.	Bought for 60*l.* an acre 35 years ago.	Sold in 1891 for 25*l.* an acre.
Spalding	100 0 0	Farm; good black land	Bought by auction 18 years ago at 65*l.* an acre.	Sold in 1894 for 23*l.* an acre.
Spalding	400 0 0	Very nice strong marsh land	Bought 40 years ago at 60*l.* an acre.	Sold in 1894 for 25*l.* an acre.
Spalding	190 0 0	Farm; excellent land; some accommodation, 3 miles from good market town.	Bought 20 years ago at 90 an acre.	Sold in 1894 at 50*l.* an acre.

B. 5.

EFFECTS of DEPRESSION on LARGE and SMALL FARMS. [Paragraphs 109 to 121.]

Name.	District.	Evidence.
Mr. J. S. Bond, farmer, 1,400 acres	Spilsby	Farms of about 400 acres have suffered more than the larger and the smaller ones, because such men live in the same style as a man on 1,000 acres.
Mr. Clifton, owner and occupier, 60 acres	Hessington	I consider a small owner worse off than an occupier. I work a deal harder than a labourer. Generally in the summer I work from 4 a.m. to 8 p.m., and have not as much money as a foreman.
Meeting	Horncastle	The large farmer has been hit more than the small one. The larger area a man has farmed the more he has suffered. The freeholders have suffered more than the farmers.

EFFECTS of DEPRESSION on LARGE and SMALL FARMS—*continued*.

Name.	District.	Evidence.
Chamber of Agriculture	Boston	Many of the small freeholders are paying 3*l*. an acre in the shape of interest. They work like slaves from 3 or 4 a.m. to 9 p.m. The larger farms have had the greater reduction in rent on account of their heavier labour bills.
Mr. Gilbert, farmer, 100 acres, and seed and manure merchant.	Billingay	There have been freeholders in the district for 100 years. A number own from 4 to 50 acres, but some more. They all work like horses. Some of the smaller ones work for farmers all day, and do their own land afterwards. There have been few changes lately as the mortgagees dare not sell, but many of the most impecunious have gone. Very few of the freeholders are not mortgaged. Some of these freeholders gave up to 120*l*. an acre for their land, and many of them in good times borrowed the whole amount. Many of those who had to pay 4*l*. an acre at interest, and in some extreme cases 5*l*. an acre, have gone. Few probably pay more than 3*l*. an acre now. A small holding of good land here near the village lets up to 50*s*. an acre. No farms run less. The land now let for 2*l*. an acre easily let for 4*l*. an acre in 1871. The small men grow carrots, potatoes, mustard seeds, and a little wheat and oats, and they keep pigs, fowls, and cows. Last year they kept going owing to sale of straw and carrots. These small men buy an enormous quantity of artificial manure, as they sell everything off.
C. Clayden, labourer	Sleaford	A labourer in constant work, with an acre of allotment, is much better off than a man who takes a small holding with insufficient capital. I have seen men brought up with me who have saved two or three hundred pounds, and who bought 14 or 15 acres of land for 80*l*. an acre, mortgaging two-thirds of it. These poor fellows now could not sell it at 40*l*. an acre, and they are working like slaves from dawn to dark to save themselves. But a thrifty man on a small holding of good land will get along on a moderate rent.
Mr. Allenby, farmer, 16 acres	Wainfleet	Bought land 17 years ago at 110*l*. an acre. Pays interest regularly and just lives. Can pay off no borrowed money.
Mr. MacKinder, 13½ acres, farmer	Wainfleet	Four acres of my land are arable. I suffered much last year. The soil is clay. Since 1880 I have paid my rent (36*s*. an acre). Have had to work very hard.
Mr. John Sowerby, farmer, 1,560 acres, Mr. W. Thorold's estate.	Coxwold	I think the appreciation of gold must have made all a good deal alike, but, of course, large farms requiring so much more capital are far more difficult to let.
Mr. Edward J. Grummit, farmer, 744 acres, Earl of Ancaster and Mr. T. A. Heathcote's estates.	Folkingham	All sizes of farms have been hit hard alike. The best wheat and bean land has suffered most. The heath turnip land and barley farms have not suffered so badly.
Mr. William Hubbleday Ward, farmer, 2,600 acres. Duchy of Lancaster and Captain Hurrell's estates, and owns 600 acres.	Boston, Spilsby, and Horncastle Unions.	The farms over 400 acres have felt the depression least.
Mr. Charles Clarke, farmer, 1,160 acres. The executors of the late Mr. J. W. King's estate.	Ashby-de-la-Launde.	I should say perhaps 500 acre farms have felt the depression least.
Chamber of Agriculture	Grantham	Small farmers work harder than labourers, have longer hours, and pecuniarily are not so well off. Frequently they have not sufficient implements.
Colonel Grantham, agent	Spilsby	The small farmers employ less labour per acre, have less stock per acre, and grow less per acre than the large farmers. The men on 6 to 12 acres here generally work a day or two a week for other people. Such men work harder than labourers and do not live so well. I also think the large farms cost an owner less in repairs than the small ones.
The Lincolnshire Agricultural Society		Small holdings grow less per acre and carry less stock per acre than the large ones.
Mr. H. Clarke, Mr. E. Tatham, Mr. R. Smith, Mr. William Caulton, Mr. R. Mawby, farmers.	Spalding	The small owners on from 20 to 70 acres work from daylight to dark, and so do their wives. It is a life of slavery, and they see at the same time what they have made slipping away from them. Many of them have come down again to agricultural labourers. It is melancholy to think that these have been the best labourers who have lost the savings of a lifetime.
Mr. J. Rose, farmer	Sutton St. James	All round here the small man and the large have suffered alike. If the landlords were now to press the small men for rent they would all be sold up.
Meeting	Alford	Land has not gone back so much on big farms as on small. Small men have not enough plant and capital.

EFFECT of DEPRESSION on LARGE and SMALL FARMS—*continued.*

Name.	District.	Evidence.
Mr. Allis, cake merchant	Alford	The cake consumption began to fall off five years ago, and this has been increasing, but I think they now use more home-grown corn and maize. The amount of cake would still further decrease if not for the tenant-right system, which does not compensate for the corn. Hence there is a premium for using cake. At the present time the small and middle-sized farmers want two and three years' credit when they formerly used to pay as soon as their account was sent in.
Mr. Moss, farmer, 650 acres. Mr. Vyner's estate.	Whisby	Rents have not been reduced on the small farms up to 50 acres in this district, because they chiefly belong to small owners who have saved a bit of money and invested it in land. Such men cannot afford to reduce rents. On the large estates the rents of small and large farms have been reduced alike. Small men work harder than labourers and are no better off. I think a farm of 250 acres of good land is the best sized farm.
Mr. Drury, farmer, 260 acres, glebe land	Thorpe-on-the-Hill.	The small farmers have certainly suffered most, owing to lack of capital and higher rents.
Mr. Newton, freeholder, 200 acres	Thorpe-on-the-Hill.	The small farmers have certainly suffered most. There are a dozen here from 20 to 40 acres. They are all worse off than labourers, though some of them have the best land in the parish. They work longer hours than any class of men in the country. It is quite a mistake to think that small holdings can pay at present prices. The fact of having no capital beats these small men.
Mr. J. Pears, farmer	Mere	A man on 50 acres is worse off than any foreman or shepherd.
Mr. Laverack, farmer, 950 acres, Lord Oxenbridge's estate.	North Carlton	Small farmers employ less labour, put on less manure, and have less stock per acre on them than large ones.
Mr. F. Higgins, land agent	Alford	A farm from 50 to 70 acres is the best size for a foreman to begin on. I would let such a man a farm with a capital of 7*l.* to 8*l.* an acre. There is most competition for farms from 200 to 400 acres. I find it more difficult to get men for the 100 to 200 acre farms, for they are too much for the labourer, and not enough for the gentleman farmer. A small man who buys land now can do so for a song, and can stock it for a song. Apart from the present crisis, accentuated by last year's drought, there is a prospect of a fair margin of profit for such men. They cannot, however, borrow money on their property now unless they leave a margin of 50 per cent.
Major Higgins, land agent	Alford	I think the big farmers are making a better fight of it than the small ones, for they have more capital and more at stake. If a farmer on 500 acres were to give up and realise all his stock-in-trade he would only have the current rate of interest in ordinary securities to subsist on. He would also give up his social position and have nothing to do. To go, therefore, is death to him.
Mr. Simons, farmer, 550 acres	Alford	Between Mabelthorpe and Skegness the many freeholders on from 12 to 100 acres, who bought their land at the highest point, are mostly in a desperate position. Most of them have been foremen. They put 80*l.* out of every 100*l.* out on mortgage. A man on a small farm of from 12 to 50 acres, with good land, proper capital, and a fair rent, can live, provided, of course, he is thrifty.
Mr. Budibent and Mr. Davey, farmers	Alford	Small farmers have not got their land in such good condition as large farmers, as they have not got the plant or the implements.
Mr. Scott, farmer, 46 acres	Enderby	Ten years ago my farm was let for 3*l.* 5*s.* 10*d.* an acre. It is now let for 38*s.* 6*d.*, and I cannot meet that rent. My wife, my boy, girl, and self work the farm. I work far harder than a labourer, and I envy the pecuniary position of a foreman.
Mr. H. Scorer, farmer, 491 acres, Mr. Hornsby's estate.	Burwell	The foremen who have taken farms in the last four or five years are done, and have lost all their money. Whether large or small farms have felt the depression most is a matter of individuals. It depends on the man. As a commercial undertaking, I consider a farm of 400 to 500 acres the best size.
Mr. J. Norton Scorer, farmer, 635 acres, Hon. Mrs. E. Stanhope's estate.	East Kirkby	Farms from 100 to 250 acres and those from 600 to 1,000 acres have felt the depression least.
Mr. W. C. Brown, farmer, 630 acres, Lord St. Oswald's estate.	Appleby, Doncaster	The 50 to 100 acre men have felt the depression least, because they and all their family work and are not paid, their labour going to the landlord as rent. I can give an instance near me.
Mr. Dean, farmer, 2,700 acres (four farms)	Dowsby Bourne	Generally speaking, the large farms are better farmed than the small ones. Most of the bad farmers on large farms are gone.

EFFECT of DEPRESSION on LARGE and SMALL FARMS—*continued.*

Name.	District.	Evidence.
Mr. W. J. Thompson	Crowland	There are about 100 occupiers from 2 to 7 acres in Crowland. These men work during corn, hay, and root harvest, and a good many of them do higgling. They certainly do better than if they were nothing but labourers. We have had half-acre allotments (about 150 of them) for about 50 years in Crowland, which has helped the labourers on. The men on 50 acres have had a great struggle, owing to want of capital. They work the land with their families. I think this class of man has been most punished by the depression, except the freeholder. Certainly a reduction of rent is the most powerful remedy for the small men. Our small holders bought their land at 70*l.* an acre, and they borrowed two-thirds or three-fourths of it, and now it is not worth 40*l.* an acre.
Mr. T. Chesterfield, farmer, 200 acres	St. James Deeping	Small and large farmers alike have been losing money for some years, and we want wheat at 40*s.* a quarter, and taxes taken off.
Mr. Swift, cattle salesman	Market Deeping	Last year many small men had to sell off their cattle and sheep at a great sacrifice, as they could not keep them in the winter. They keep fewer cattle and sheep than they used to.
Mr. Franks, butcher, salesman, farmer, 500 acres.	Market Deeping	The men on 50 acres here are doing very badly, unless they have something else to live on besides farming.
Mr. Daft, farmer, 700 acres	Boston	Small farmers are much worse off than foremen, and they work far longer hours and live much worse.
Mr. S. Shaw, owner and occupier, 20 acres	Boston	To make a living on a small farm a man must have brains as well as muscle. He must work much harder than a labourer.

B. 6.

CONTRACTS between LANDLORD and TENANT.

Evidence of Landowners. [Paragraph 31.]

Name.	District.	Evidence.
Mr. J. Hutchinson, agent to Earl Brownlow and the Cust Estate.	Grantham	No restrictions practically to a good tenant, though a four-course system is stipulated for in agreement to restrain bad tenants. Agreement restricts sale of hay, straw, and green crops. Permission is invariably given to a good tenant to sell off these if he applies, which is seldom.
Mr. E. Turnor, landowner	Panton, Wragby	More than two corn crops are not allowed in succession, and the growth of mangolds and turnips for seed is prohibited. A proper proportion must be in seeds and fallows every year. Straw and hay are not allowed to be sold.
Mr. M. R. Thorold, landowner	Sutton Bridge	There is no restriction except in last year of tenancy. Straw is consumed, and clover would not be sold in last year, but is allowed to be sold generally.
Mr. R. N. Sutton Nelthorpe, landowner	Scawby	Four-course system, but practically no restrictions on good tenant till last year of tenancy. Sale of hay and straw forbidden, but have allowed it on request under reasonable circumstances.
Marquis of Bristol	Sleaford	We place no restrictions on our tenants except that straw fodder, &c. should not be sold off without permission.
Captain Pretyman	Riby Grove, Stallingboro.	The only restrictions are the five-field system and that all crops save grain are to be consumed on the land.
The Earl of Yarborough	Brocklesby	The four-course system is generally expected. Straw and hay are not to be sold except by written permission, which is usually acceded to, but rarely asked for.
Lord Carrington	Spalding	As to growth of crops, one-fifth must be in fallow and one-tenth in seeds each year. As to sale, liberty is given to sell hay or straw not exceeding half the produce of any one year, provided cake or manure is brought on to the farm in return.
Mr. C. W. Tindall, agent to the Earl of Yarborough.	Brocklesby	There is no bother at all about restrictions. This year four tenants asked to sell hay off, and they could have got from 6*l.* to 8*l.* a ton for it. They were all given leave. This year was exceptional. Generally I do not believe we have a man who would sell hay or straw off if there were no restrictions.

CONTRACTS between LANDLORD and TENANT—*continued.*

Name.	District.	Evidence.
Mr. Gilpin Brown, agent to the Right Hon. H. Chaplin, M.P.	Blankney	As a rule no objection is offered to tenants growing what they like or selling. So long as they keep their land clean, and their crops good, they have a free hand. Landlords must put some restrictive clauses in their agreements to protect themselves against bad farmers.
Mr. F. Higgins, agent	Alford	As a rule farmers hardly ever grumble as to restrictions placed on sale or growth of crops, and landlords do not object when farmers ask leave to break the agreement.

B. 7.

CONTRACTS between LANDLORD and TENANT.

Evidence of Farmers. [Paragraphs 30, 31.]

Name.	District.	Evidence.
Lincolnshire Chamber of Agriculture	Lincoln	Restrictions in some agreements are not fair, but generally speaking they are never acted upon.
Chamber of Agriculture	Grantham	Restrictions are less considered than formerly. There is no grievance about them. Landlords generally give written permission to sell hay and straw, but it has to be taken into consideration at the end of a tenancy in fairness to the incoming tenant. (A farmer: "I and my family have been on our farm for 200 "years with no agreement, and we've never yet sold anything "off.")
Meeting at the farmers' "ordinary"	Grantham	Every one in Lincolnshire is against outside interference in fixing rent. There is not a single party in this room who would like any individual in the room to assist him and his landlord in fixing a fair rent, though we are all friends. Much less should we like to have an outsider called in. We can, and we prefer to, fight our own battles.
Chamber of Agriculture	Louth	All are satisfied with the restrictions in our agreements. The best feeling exists between landlords and tenants on that subject. If the Wold farms cannot be farmed as they are they must go out of cultivation. If restrictions were abolished altogether we should farm just the same as we do now. If we have no agreement we farm according to the custom of the country, which is a fair and reasonable one.
Mr. W. S. Fox	Potter Hanworth	I am in favour of entire freedom of sale and growth of crops. The landlord can protect himself by giving notice. I am not in favour of a Land Court, except as a last resource.
Chamber of Agriculture	Brigg	There is no feeling about restriction. Farmers do as they like now, and landowners and agents shut their eyes. There is no desire for a Land Court in Lincolnshire.
Lincolnshire Agricultural Society	Lincoln	The best feeling exists between landlords and tenants. And there is a strong feeling that the introduction of any outside interference is most undesirable. Landlords generally give permission to sell off, but until this year there has never been any occasion for it. There is no desire whatever in Lincolnshire for a Land Court. We are strongly opposed to it.
Mr. J. S. Bond, farmer, 1,400 acres	Spilsby	All restrictive agreements are put on one side now. Anything you ask for you get, within reason.
Mr. Taylor Sharpe	Horncastle	I would leave arbitration as to rent to a county tribunal of landlords, tenants, and agents. As to fixity of tenure, I should not like to see a landlord put in the position of having an obnoxious tenant put on him for ever.
Meeting	Horncastle	Restrictions as to sale might be lessened if the landlord could be properly protected. This year, however, is an exceptional one, and a few men have wanted to sell straw, but in most cases men wanted all their own straw. As to cropping, we consider we are fairly treated.
Meeting	Grimsby	Landlords have allowed us to sell off this year, and have been liberal about it. Taking the Wold district, we may grow what we like.
Chamber of Agriculture	Boston	Agreements are all put on one side now. If a man farms fairly he may do what he likes practically. The restrictions are only meant for the last year of tenancy. It would ruin Wold farms to have the straw sold off.

CONTRACTS between LANDLORD and TENANT—*continued.*

Name.	District.	Evidence.
Edward Farrow, farmer, rents 133 acres and owns 67.	Langrick	I do not know of any farmers, either small or large, who are in favour of a Land Court. They most decidedly prefer freedom of contract.
Mr. A. W. Dean, farmer, 2,700 acres (four farms).	Dowsby Bourne	I believe in freedom of cultivation and sale of produce. A man who has not broken his course of farming in the last 10 years could not have done. We have broken ours, and have gone in largely for growing seeds. I have found the general character of my land has improved by growing seed, and have grown more corn afterwards. I should prefer to enter a farm that had been growing small seeds, such as turnip seed, mustard and clover seed, to one that had been growing only corn. As to sale, off a farm on two farms of equal quality, one has had everything sold off for 20 years, and the other has had nothing sold off. With artificial manure at one-fifth the cost of farmyard manure, I have been able to grow as much corn, but not quite as much straw as on the farm where all had been consumed on. Most certainly it is a national loss if farmers are restricted. The landlord must protect himself by annual supervision, and he must take care to get men who will do his land no harm.
Mr. J. H. Dean	Dowsby Bourne	I have found that growing turnip seed and white mustard has not hurt the land at all, but you must clean the land properly, and perhaps put a little artificial manure on. I sowed barley and wheat after turnip seed, and found the change of cropping had done the soil good. The manure used has been of late mineral superphosphate, a liberal use of best linseed and cotton cake, with the turnips and nitrate of soda when taking two white crops.
Mr. A. H. Clark, farmer	Moulton	Freedom of cultivation will answer in South Lincolnshire because they can grow all sorts of crops there owing to the soil, but it would not do in North Lincolnshire, on the Wolds, the Heath, and the Cliff. There they must stick to their four-course system.
Alderman Bowling, farmer, rents 1,200 acres, owns 900.	Thorpe Tilney Hall, Lincoln.	A man should be allowed freedom of cultivation, except to the extent that he must not grow anything, such as brown mustard, really injurious to the land. A landlord's duty is to give a bad farmer notice to quit. Further, he must be allowed to sell off anything he can make money off on condition that he never exceeded half the tonnage of cake and manure he brings on. Now-a-days, restrictions are not so necessary, for there is 300 per cent. more manure and cake used than there was 40 years ago.
Mr. W. Bacon, owns 60 acres	Rippingale	There should be greater freedom as to sale and growth of crops. The landlord should have a good steward who should see if the land was being badly farmed, and give a man notice if it is.
Mr. Miller, 175 acres	Rippingale	I think farmers should have freedom of sale and growth of crops, but I feel the difficulty of doing this as a bad tenant might rob the land and do harm. Again, some land cannot stand straw being sold off.
Mr. W. Scorer, farmer, 491 acres, Mr. Hornby's estate.	Burwell, Louth	No restrictions are placed upon me as regards the growth of crops. I may not sell any straw.
Mr. Moss, farmer, 650 acres, Mr. Vyner's estate.	Whisby	May grow two corn crops in succession. Not limited to any particular course of farming. There is no grievance as to restrictions.
Mr. Laverack, farmer, 950 acres, Lord Oxenbridge's estate.	North Carlton	I farm as I like, both as to growth and sale of crops. I do not think there is any grievance in the district about restrictions.
Mr. Mappin, farmer, 650 acres, Ecclesiastical Commissioners.	Skempton	I farm practically as I like, but as a matter of fact I never do sell off.
Mr. Charles Clarke, farmer, 1,160 acres, late R. T. W. King's estate.	Ashby-de-la-Launde, Lincoln.	There are no restrictions as to growth of crops. The land is not good enough to sell straw, and roots are too heavy carriage.
Mr. Allonby, farmer and agent	Alford	I do not think men grumble at restrictions.
Mr. Simons, farmer and valuer		A good honest man should have absolute freedom in growth and sale of crops. A landlord should certainly have some protection against a bad tenant. If I were a landlord I should want some. I rather think landlords should give bad tenants notice more. They have their remedy in that.
Mr. John Sowerby, farmer, 1,560 acres, Mr. W. Thorold's estate.	Coxwold	When straw is sold off the amount has to be spent in cake and artificial manure.
Mr. John W. Budibent, farmer, 812 acres, Mr. Hamilton Ogilvy's estate.	Rigsby, Alford	There are no restrictions, only not to grow more than two white crops in succession, and not to sell straw or fodder.

CONTRACTS between LANDLORD and TENANT—*continued.*

Name.	District.	Evidence.
Mr. Edward T. Grummit, farmer, 744 acres, Lord Ancaster and Mr. Heathcote's estates.	Folkingham - -	I am restricted by my agreements to farm according to the Lincolnshire Custom, which is now obsolete and worn out. I advocate in these days of using large amounts of feeding stuffs and artificial manures absolute freedom in cropping, and free sale, provided always that the tenant does not depreciate the value of the holding.
Mr. William Hubbleday Ward, farmer, 2,600 acres, Duchy of Lancaster, Captain Hurrell's estates. Owns 600 acres.	Boston, Spilsby, and Horncastle Unions.	I have to recompense the farm for any hay and straw sold off by cake and artificial manure as much as I think necessary.

B 8 (*a.*).

The AGRICULTURAL HOLDINGS ACT and the LINCOLNSHIRE CUSTOM. [Paragraphs 32–49.]

Name.	District.	Evidence.
Lincolnshire Chamber of Agriculture -	Lincoln - -	Never heard a tenant complain of the scale allowed under the Lincolnshire Custom. Compensation for corn consumed on the premises would be beneficial if satisfactory proof could be given. There would be no opposition by a landlord to giving such compensation. The opposition would come more from incoming tenants. Landowners should have no claim for dilapidations for more than one year. When the rent has been paid a fresh tenancy begins and there should be no claim for more than 12 months' arrears. As a matter of practice it is believed that valuers do not give compensation for more than one year's arrears of dilapidations.
Chamber of Agriculture - -	Grantham -	Valuers should give some compensation for the improved condition of land. Allowances given under the custom are fair. As corn has lately been consumed to a large extent on the premises there is a feeling among a good many farmers that compensation should be given, but it is recognised that a wide door might be opened for fraud.
Meeting at the farmers' "ordinary" -	Grantham - -	There is rather a growing feeling that compensation should be given for corn consumed on the premises.
Louth Chamber of Agriculture - -	- - -	We are satisfied with the compensation we get. Farmers are considerably divided as to whether compensation should be given for corn consumed on the premises.
Mr. W. S. Fox, farmer - -	Potter Hanworth -	On the whole tenants get sufficient compensation, but I think more distinctions should be drawn between good and bad cultivation.
Chamber of Agriculture - -	Brigg - -	We think we get properly compensated for what we put into the soil. It is a matter for careful consideration whether corn consumed on the premises should be paid for. It would open a wide door for fraud, and the incoming tenant must be properly protected. We farm high right up to the end of our tenancy, and we are perfectly satisfied with our Custom.
Mr. Gilpin Brown, agent to the Right Hon. Chaplin, M.P.	Blankney - -	Mr. Chaplin asked all his tenants after the passing of the Agricultural Holdings Act if they preferred to adopt the Act or the Custom, and they said the latter. He also asked them if they wanted any alteration in their agreements, and they said no. He also asked if they would prefer a 12 months' notice, and they said they would rather have a six months'. The Custom here is quite satisfactory. I think the landlords get less than they would under the Act. You could not satisfactorily prove how much corn was consumed on the premises.
Lincolnshire Agricultural Society - -	Lincoln - -	The tenant-right custom is quite fair. We farm high up to the end of our tenancies. It would be impossible to give satisfactory proof of corn consumed on the premises. As to compensation for the better condition of the farms, if a farmer takes a farm out of condition he gets it cheaper. If he does not, he ought to see that he does.
Mr. John W. Budibent, farmer, 812 acres, Mrs. Hamilton Ogilvy's estate.	Rigsby, Alford -	My landlord pays for a portion of cake and artificial manure. Under-draining is paid on a seven or ten years' principle, according as landlord finds tiles or not. The Agricultural Holdings Act is often put into operation in this district, and works fairly well, but I think a mutual agreement far better.

The Agricultural Holdings Act and the Lincolnshire Custom—*continued.*

Name.	District.	Evidence.
Mr. John Sowerby, farmer, 1,560 acres, Mr. William Thorold's estate.	Coxwold - -	The Lincolnshire Custom is on all the large estates. The Agricultural Holdings Act is useless here.
Mr. J. S. Bond, farmer, 1,400 acres -	Spilsby -	All farmers are satisfied with the allowances under the Lincolnshire Custom. They are fair and reasonable to all parties, and we have no litigation, disturbance, or ill-feeling.
Mr. Taylor Sharpe - - -	Horncastle - -	Certainly the allowances under the Custom are fair, and the tenants are quite satisfied. The only drawback is that the man who farms badly gets as much compensation as the man who farms well. I think the system adopted under the Newcastle rules is excellent, and if such were adopted I would not advocate the free sale of improvements.
Meeting - - - - -	Horncastle - -	All are satisfied with the Custom of the county. We do not want to see compensation for corn consumed on the premises, as it opens the door for fraud.
Meeting - - - - - -	Grimsby - -	We feel perfectly secure under our Custom. We take out what we put into the land. We get nothing for improving the condition of the land, but there is not a strong feeling about this. The incoming tenant has to be protected, and it is important to him not to have to pay a large sum on entry. The meeting is in favour of compensation for corn consumed on the premises.
Mr. George Wright, agent and farmer, 500 acres.	Gainsborough -	We are all satisfied with the Lincolnshire Custom.
Mr. Stanser, farmer, 270 acres - -	Gainsborough -	I go in for milk, and I keep between 40 and 50 head of cattle every winter. I am consuming three to five quarters of wheat a week on the premises, and I say we should be allowed compensation for that corn.
Boston Chamber of Agriculture - -	Boston - -	The tenants are satisfied with the Lincolnshire custom. Some are in favour of corn consumed on the premises, but all agree that it is impossible to carry the proposal out, as it opens the door to imposition on the incoming tenant.
Meeting - - - - -	Sleaford - -	Men farm high up to the end of their tenancies, as they are properly compensated under the Custom. Perhaps in some cases they curtail their labour the last year. Good men should be compensated to a greater degree than bad ones. Under-draining should be allowed for on a 14 years' scale. Only two out of a meeting of 50 or 60 persons are in favour of compensation for corn consumed on the premises.
Mr. C. S. Fieldsend, farmer, 619 acres -	South Willingham	Something should be given by valuers for the improved condition of the farms. If a farmer has put his land in good metal he should be paid something more than the farmer who has really injured the land. This seems like a premium on bad farming.
Alderman Bowling, farmer; rents 1,200 acres, owns 900.	Thorpe Tilney Hall, Lincoln.	The allowances under the Custom are perfectly reasonable and fair. A good farmer should be properly compensated, and a bad farmer should have to pay for deteriorating his land. The valuers must consider if the land is below par, and if so the outgoing tenant would have to compensate the incoming tenant. It is perfectly just and reasonable for tenants not to erect buildings without the consent of the landlord.
The Kesteven Association, 700 members	South Lincolnshire	A man who by his own good husbandry improves the value of his land should be given some compensation. According to the present system, bad farmers get as much as good ones. A valuer should be appointed by the county council to give such compensation.
Mr. Simons, farmer and valuer - -	- - -	I think the tenants are satisfied with the Custom, and have every right to be so. The Agricultural Holdings Act is a landlords' Act. Our Custom is more favourable to the tenants.
Mr. Moss, farmer, 650 acres, Mr. Vyner's estate.	Whisby - -	Never heard any complaint by farmers as to the Custom in Lincolnshire. I am satisfied with it. Landlords do not make large claims for dilapidations, and are not strict about them. We should have tenant-right for corn consumed on the premises, though I hardly know how it is to be carried out.
Mr. Newton, freeholder, 200 acres - -	Thorpe-on-the-Hill	I have never heard farmers complain of the Lincolnshire Custom, and I have never heard of unreasonable claims for dilapidations.
Mr. T. Pears, freeholder, 200 acres -	Mere - -	I believe farmers are satisfied with the Lincolnshire Custom.

The AGRICULTURAL HOLDINGS ACT and the LINCOLNSHIRE CUSTOM—*continued.*

Name.	District.	Evidence.
Mr. Laverack, farmer, 950 acres, Lord Oxenbridge's estate.	North Carlton	You may take it for granted that we are satisfied with the scale of allowance under the Custom. Excessive compensation is never given for dilapidations. I have changed farms twice, and I think our Custom is admirable. In my opinion, in this county the incoming tenant wants quite as much protection as the outgoing. But the question is of more importance to men living 10 miles from the railway station, as their cartage is an important consideration. I am a lukewarm supporter of compensation for corn consumed on the premises.
Mr. Paddison, freeholder, 430 acres	Saxilby	I think the Lincolnshire Custom a fair and reasonable one.
Mr. Edmund Turnor, landowner, 20,000 acres.	Panton Hall, Wragby.	I never heard a farmer grumble at our Lincolnshire custom. I have nothing to complain of either as a landlord, though the Custom is more favourable to the tenant. If a man leaves a farm in a bad state we get very little.
Mr. Davey and six other farmers	Alford	We are all satisfied with the Custom. We want nothing else; nothing can be better for us. The Agricultural Holdings Act is for the landlords and the Custom for the tenants.
Mr. Allonby, farmer and agent	Alford	Farmers think our Custom is very fair and reasonable. I believe the valuers do not give compensation for dilapidations over more than a year, because they consider it is a landlord's duty to give his tenant notice to quit if he dilapidates.
Mr. E. J. Grummit, farmer, 744 acres, Lord Ancaster and Mr. Heathcote's estates.	Folkingham	The agreement I have with my landlords is what the Agricultural Holdings Act allows us now. The question of improvement of the soil is a very important one, and a clause should be inserted in the Act to make it compulsory to reward the tenant who by his own good husbandry has improved the farm say from 10*s.* to 15*s.* the acre; such a capitalised sum should be secured to him or his representatives, say, for five years on his leaving or death.
Mr. John Todd, farmer, 790 acres, Right Hon. H. Chaplin's estate.	Kirkby Green	I have a liberal allowance for all improvements made, with the sanction in writing of the landlord. The Lincolnshire Custom is much better for incoming tenants than the Yorkshire one, as the allowances there are too high.
Mr. J. Norton Scorer, farmer, 635 acres, Hon. Mrs. E. Stanhope's estate.	East Kirkby	*Draining.*—Landlord pays half of whole cost, and allows tenant 10 years' interest on his half. *Limeing.*—Landlord allows seven years' interest. *Marling or claying.*—Landlord allows 12 years' interest. *Cake.*—Landlord pays for all consumed during last year of tenancy. *Bone and artificial manure.*—Landlord pays for all used the last year of tenancy, and half cost of preceding year. The Act is not often put into operation in this district. It is too intricate to work, and is of little or no use to a tenant.
Marquis of Bristol	Sleaford	We adopt the Lincolnshire Custom as to valuation for compensation. All permanent improvements are made by the landlord.
Mr. Bettinson, farmer	Thurlby Bourne	The Agricultural Holdings Act is not often needed unless contentious business is expected, otherwise the Lincolnshire Customs are the rule.
Earl of Yarborough	Brocklesby	Dilapidations accruing in last year of tenancy are allowed for to incoming tenant.
Captain Pretyman, landowner	Riby Grove, Stallingborough.	The compensation is fixed by landlord's valuer, after instructions have been given him by the landlord or his agent.

B. 8 (*b.*). [Paragraph 45.]

SHOULD the TENANT of a FARM be compensated for UNEXHAUSTED IMPROVEMENTS by his LANDLORD whilst he remains a TENANT?
SHOULD COMPENSATION be given for IMPROVED CONDITION of a FARM?

Mr. SAMUEL KINGSTON'S Views.
Valuer, Spalding.

The first proposal appears to me to be so unreasonable as to border upon absurdity, one which if adopted would necessarily lead to much complication, much friction, and much unpleasantness between landlord and tenant. A good tenant under a good landlord would rarely, if ever, make such a claim, but it would open the door for bad and designing tenants to set up monstrous claims, and having got a good round sum for the alleged improved condition of the farm at once begin to "run it," exhaust its improved condition in two or three years and then quit. Especially would such tenants be encouraged to do this by a proposal I have seen, which precludes a landlord from claiming any compensation for hay, straw, roots, or green crops sold off except *during the last year of the tenancy.* This would open the door to gross injustice, and lead to an increase of farm wreckers (of whom there are now far too many).

Again, upon what principle of justice or common sense can a tenant who remains in his holding be entitled to a money payment for the improved condition of the land, if his rent be not raised *in consequence of the improved condition?* Who gets the benefit of the

increased fertility? Of course the tenant. Every practical farmer knows that the condition of land can be "run down" much quicker than it can be "built up," so that if the tenant desires to quit after years of continuous good farming (of which he has had the benefit) he can recoup himself in the last three or four years of the tenancy, or if from death of either landlord or tenant he has to leave in a shorter time, he has in Lincolnshire (and several other counties) a liberal tenant-right allowed to him; or in any county he can by notice under the existing Act obtain reasonable compensation for his improvements. If any claim is to be by law allowed (beyond the customary tenant-right) for improved condition, or increased value, it can only be at the expiration of the tenancy; it would be as reasonable for a shopkeeper, a miller, or a manufacturer to be paid for his trade fixtures and trade utensils whilst he remains undisturbed in his tenancy as for a farmer to be paid for what he is to continue to use and work for his own advantage.

Compensation for improvement in condition of a farm.

And again, whether compensation for improved condition or good husbandry in excess of the standard which the tenant by agreement or custom was bound to maintain be claimable during the tenancy, or at the expiration thereof, it would be practically impossible for such a law to be workable with any degree of equity. Careful notes would have to be taken by competent men, not only of every farm but of every field, and of the gates, fences, and buildings; and however careful and copious these notes might be, after a lapse of years it would be difficult for the same man to precisely determine what improvements had been effected to the land by the tenant for seasons have such powerful influence upon the soil. In 1893 the strong lands south of the Humber practically grew nothing. In 1894 the same soil produced enormous crops. This abundant fertility was not to be attributed to high farming but to the marvellous effect the continuous sunshine and dry summer of 1893 had in lowering the level of the water in the land, and in aerating and warming the sub-soil. Assuming the person who inspected the farm and took notes be dead, as would frequently happen, how could a stranger say what improvement had taken place with any degree of certainty or fairness, and how much of that improvement had been due to seasons, to the improved drainage of the district, and other causes not within the control of the tenant.

Another reason which in my opinion renders compensation to a sitting tenant for improved condition unnecessary and unfair is that when a man contracts to occupy a farm he takes care to obtain consideration and compensation for bad condition by stipulating for a low rent or for (as is frequently done) having it rent free for half a year, or one year, or in some cases two years · numerous cases of this kind have come under my notice in my practice (of 40 years' standing), and it would in such cases be a gross injustice to the landlord that a tenant should (and especially after a short tenancy) have the right to claim for what he had already been paid.

Finally, on the question of landlords, I regret to say that there seems to be a disposition on the part of a section of the community to deprive the owner of land of all the rights and privileges allowed, and properly allowed, to the owners of every other description of property (as a cow to be unmercifully milked for the benefit of others), utterly ignoring the fact that no class in this country has suffered such tremendous losses by the shrinkage in value of real estate as the owners thereof, and no class has been called upon to make greater sacrifices to keep the land in cultivation, and so provide food for the people; this section of the community knows but little of anything of the terrible hardships endured by owners and mortgagees by the losses sustained. Thousands of industrious men, of spinsters, of widows and children whose savings, or the savings of their forefathers (often after a lifetime of industry), have been lost by the depreciated value of the land, and are now dependent upon friends or upon charity for a bare subsistence. Whilst, therefore, every encouragement should be given to the occupier to farm well (for his own sake and for the benefit of the country at large) by a just allowance as tenant-right for good cultivation and for liberal management, the owner of the soil (the raw material) should be protected from unreasonable claims, and from having the fertility of the land seriously diminished by incompetent, negligent, or designing tenants, for although the immediate loss would fall upon him, it would also be a loss to the country.

B. 9.

Suggested Remedies.

Evidence of Landowners and Agents. [Paragraphs 167–179.]

Name.	District.	Evidence.
Mr. R. N. Sutton Nelthorpe, Scawby, Lincolnshire.	Brigg, Grimsby, and Caistor Unions.	State loans on easy terms to landowners, to enable them to consolidate encumbrances and spend money on necessary improvements for farmers; relief on local rates; better and cheaper means of traffic; more widely diffused agricultural education; absolute security for stock against foreign imported disease. The income tax should be charged on net incomes, rates not only on real property. That rent should be the *primâ facie* basis of assessment, precautions being taken to guard against collusive or bogus rents, and against assessing a small holder on his own labour.
Colonel M. Hutton, landowner - -	Gate Burton, Gainsborough.	Relief by reducing taxation on land. The appreciation of silver would probably have a good effect.
Mr. S. Oglesby (agent to Mr. C. C. Sibthorpe).	Estate Office, Canwick.	Local taxation, and a tax upon foreign barley, flour, and all manufactured feeding stuffs.
Mr. J. Hutchinson (agent to Earl Brownlow, and the Cust estate).	Manthorpe Lodge, Lincoln.	To tax foreign importation of corn and cattle when prices of English stand at less than they can be produced for.
Mr. Edmund Turnor, landowner - -	Panton, Wragby -	(1.) Bi-metallism if an international agreement can be come to. (2.) Reduction of rates and taxes on land. (3.) Substitution of malt tax for beer duty. (4.) Marking of foreign meat, and its sale by license.
Mr. A. Campbell (agent to Sir Astley Corbett.	Elsham, Lincoln -	Have all foreign meat marked as such, and vendor not doing so heavily fined. Make it compulsory that beer be made from barley and hops, and put a duty on imported barley.

SUGGESTED REMEDIES—*continued.*

Name.	District.	Evidence.
Mr. C. Beasley (agent to Sir W. Welby-Gregory).	Harston, Grantham	I think the burdens on land are too high compared with personal property. Ale and beer are both defined in the dictionaries as liquors made from malt, and malt and hops. No other material is mentioned. If brewers and publicans could be compelled to state on the cask or pot from which the beer is sold, whether it is pure beer or a concoction, I think it would be a benefit to the farmer and an immense boon to the consumer. It would, I believe, do more to prevent drunkenness than any other legislation.
Mr. Vyner, landowner	Gautby, Lincoln	Better prices, more genial weather, and protection.
Mr. F. Higgins, estate agent	Alford	(1.) Revision of the incidence of local taxation. (2.) Re-valuation of tithe rentcharge. (3.) Abolition of property tax. (4.) Abolition of inhabited house duty on farmhouses. (5.) Loans to owners and occupiers on easy terms. (6.) A strict application of the Merchandise Marks Act to all imported foods in a manufactured state. (7.) Reduction of railway rates. (8.) Changes of farm management— (*a.*) By lessening the area of wheat and increasing the production of other articles which may possibly pay better. But any such change must be thoroughly well thought out and be tried by degrees. (*b.*) By a material reduction in the breeding of cattle, and the substitution of dairy associations where the nature of the land admits. (*c.*) By laying inferior land down to permanent pasture. But this latter course I deplore, as calculated to depopulate our rural districts. (9.) Protection and bi-metallism I leave to more experienced hands. Perhaps a duty might be put on manufactured foods without doing injury to the consumer. But something must be done to prevent the ruin of the agricultural industry. At present we are producing food for the people below cost price. (10.) Rents have been reduced 35 to 40 per cent. taking into consideration the burden of repairs now borne by the landlords. Supply and demand will settle additional reductions when needed.
Mr. Hervey (agent to Marquis of Bristol)	Sleaford	The is only one remedy for agricultural depression, viz., a return to protection or universal free trade. Reduction of rent, relief of local taxation, lowered railway rates, and the like, are all aids, but do not touch the *root* of the evil.
Mr. C. W. Tindall (agent to the Earl of Yarborough).	Brocklesby	Take all rates and taxes and death duties off landed property. What would happen if the Death Duties become law, should two lives pass away within limit of time—simply bankruptcy. It would entirely stop all landlords from doing their duty to or helping their tenants in the way they are always anxious and most willing to do, and it will also put a stop at once to any chance there might have been for the labourer to farm the land himself.

B 10.

SUGGESTED REMEDIES.

Evidence of Farmers.

Name.	District.	Evidence.
Lincolnshire Chamber of Agriculture	Lincoln	(1.) Poor rate, highway rate, and education rates should be paid by the Imperial Exchequer. (2.) Income tax at present levied on half the rent of the farm which includes the house, as well as the payment of inhabited house duty, is unjust. (3.) Registration fee of $2\frac{1}{2}$ per cent. should be put on all foreign imports, and an extra $2\frac{1}{2}$ per cent. should be placed on those foreign imports with which British manufacturers and producers have to compete. This revenue should go to relieving the country of rates and taxes. Thus the foreigner would have to pay something towards the use of our markets.
Grantham Chamber of Agriculture	Grantham	(1.) Personal property should bear fair share of burdens. (2.) Income tax should be paid on a third instead of one-half of the rental. (3.) Farmers should not pay inhabited house duty. (4.) Land tax should be abolished. (5.) A license should be taken out to sell foreign meat and foreign eggs.

SUGGESTED REMEDIES—*continued.*

Name.	District.	Evidence.
Grantham Chamber of Agriculture—*cont.*	Grantham	(6.) Reinstate the malt tax. (7.) Label beer not made from malt and hops. (8.) Put a tax on foreign flour. (9.) All labourers should pay rates. (10.) A van and wheel tax. (11.) Abolition of preference rates on railways to foreigners.
Meeting	Grimsby	(1.) Reimpose the malt tax. (2.) Beer should be made of malt and hops only. (3.) All in favour of protection, if it is any use asking for it. (4.) (5.) Income tax should be paid on one-third of the rental. (6.) Foreign cattle should be slaughtered on landing. (7.) Foreign meat should be marked as such. (8.) Abolish preference rates to foreigners on railways (it costs less to send wheat from Bombay to Grimsby than from Grimsby to Cleethorpes, 2 miles off). (9.) A further reduction in rent. (10.) We are strongly opposed to any idea of a Land Court. (11.) The law of distress should remain as it is. On the whole it is favourable to the tenant.
Boston Chamber of Agriculture	Boston	(1.) Put a 5*s.* duty a quarter on all foreign corn, and 10 per cent. duty on all foreign manufactured goods for the relief of taxation on land. (2.) An additional duty should be put upon beer brewed from anything except barley, malt, and hops. (3.) Foreign beasts should be killed on landing. (4.) Foreign meat should be labelled. (5.) Preference rates should not be allowed to foreigners on English railways. Also where there is no competition railways should not be allowed to charge prohibited rates. (6.) Personal property should bear its fair share of the rates. (7.) Abolition of law of distress would make very little difference to farmers. We are dead against a Land Court. If we cannot look after our own interests we do not want anyone else to do it for us.
Mr. Edward Farrow, farmer, rents 133 acres and owns 67.	Langrick	(1.) I am a protectionist, and would put a tariff on all raw and manufactured goods coming into the country. (2.) Personal property should bear its fair share of burden.
Meeting	Sleaford	(1.) Personal property should bear its fair share of burden. (2.) Abolish preference rates on English railways to foreigners. (3.) A van and wheel tax. (4.) Reinstate the malt tax. (5.) Mark foreign meat and label beer. (6.) Whenever children can pass their standard at school they should be allowed to leave. It is best for them to learn agriculture as young as possible; it is best for their parents to have them earning money; it is best for the farmer, because he has not to pay men's wages for work which children can do.
Mr. Taylor Sharpe	Horncastle	(1.) Bi-metallism. (2.) Compensation for corn consumed on the premises. (3.) A tax on barley. (4.) Beer to be made of only malt and hops. (5.) Court of arbitration for rent.
Mr. Clifton, farmer and occupier, 60 acres	Hessington	(1.) Foreign cattle should be excluded altogether. (2.) A tax on barley. (3.) Rates and taxes taken off the land.
Meeting	Horncastle	(1.) Personal property should bear its fair share of taxation. (2.) Fair trade. (3.) Protective duty on barley. Beer always remains the same price. A tax on barley would not increase the price of food, and even if it did increase the price of drink the teetotallers should support the proposal. (4.) Beer should be made from barley, malt, and hops only. (5.) Abolition of preference rates on English railways to foreigners. (6.) Bi-metallism. There is a growing feeling in favour of this among farmers, and they are beginning to study the question. (7.) Reduce the cost of transfer of land. (8.) Government should lend money at a cheap rate to reduce the mortgages. (9.) Income tax is very unfairly assessed on land. No one should pay income tax on incomes under 500*l.* a year.
Mr. Gilbert, farmer, 100 acres, and seed and manure merchant.	Billingay	(1.) Fair trade. (2.) Foreign meat should be marked. (3.) Personal property should bear its fair share of burden. (4.) Reduce railway rates.
Mr. F. A. Dorrington	Brocklesby	(1.) Put a registration fee on all foreign produce to relieve agriculturists of taxation.

SUGGESTED REMEDIES—*continued.*

Name.	District.	Evidence.
Alderman Bowling, farmer, rents 1,200 acres, owns 900.	Thorpe Tilney Hall, Lincoln.	(1.) The Small Holdings Bill should be extended. The Government should take the matter up and advance money and people should buy their land. I believe in people owning their land. I believe England can be farmed yet, but not on a large holding principle. Every man who works for himself works with a will. (2.) Must have an apportionment of local taxation. You can do this by Exchequer grants. (3.) Foreign meat should be marked. (4.) Every article should be sold for what it really is. (5.) An old age pension scheme to assist the rates. (6.) Abolish law of entail.
Mr. Wilson, farmer	Blankney	(1.) Small duty on corn. (2.) Labelling of foreign meat. (3.) Take taxation off the land.
Mr. W. Scorer	Burwell	(1.) Rent has nothing to do with agricultural depression.
Mr. Jabez Turner		(1.) Reduction of rent is not the remedy for agricultural depression. Rent is not in it at all.
Mr. Powell, farmer, 700 acres	Blankney	(1.) Co-operation in disposing of produce. I keep milking cows in Northamptonshire. We sell milk at 5½*d.* a gallon. In London it is selling for 20 pence. Therefore the railways and the middlemen are getting all the profit. Farmers should establish depôts in populous centres for the sale of their produce. We farmers can help ourselves mor than we do. (2.) Mark foreign meat. (3.) Label beer. (4.) Equalisation of rates. (5.) Abolish preference rates on English railways to foreigners.
Mr. Clayden, labourer	Sleaford	(1.) We should have old age pensions. The money that is now spent on technical education should be devoted to them. At the present time a thrifty man who joins a benefit society is not helped by the State, but it supports the lazy one who has saved nothing.
Mr. W. Bacon owns 60 acres	Rippingale	(1.) Small holdings would benefit the community. (2.) Abolish the law of distress and it will do away with competition. Also farmers, owing to law of distress, take bigger farms than they ought to and borrow money to stock half of it.
Mr. Franks, farmer, 500 acres, and cattle-dealer.	Rippingale	(1.) Protection. (2.) Lowering of rates.
The Kesteven Association, 700 members	South Lincolnshire	(1.) Bi-metallism. (2.) Relief from excessive burdens of local taxation. (3.) Merchandise Marks Act should be applied to all agricultural produce. (4.) Abolition of preference railway rates. (5.) The malt tax should be reinstated. (6.) Beer should be brewed from malt and hops only. (7.) There should be freedom of cultivation as to sale of crops, provided always that tenants did not depreciate the value of the holdings. (8.) A duty of 3*d.* a stone on all foreign flour.
Meeting at the farmers' "ordinary"	Grantham	(1.) Selling by live weight would be a good thing, but butchers would boycott us if we weighed our cattle. (2.) A license should be taken out to sell foreign meat. (3.) Put a revenue duty on foreign imports to assist in paying the rates and taxes of the country. (4.) Kill foreign cattle at the port. (5.) Compel every man to keep his own boundary fence in repair.
Chamber of Agriculture	Louth	(1.) Personal property should bear fair share of local burdens. (2.) Put a tax on flour, barley, and manufactured articles imported into the country. (3.) Mark foreign meat. (4.) Reinstate the malt tax. Label beer not made from malt and hops. (5.) Railway local rates should be lowered, and preference rates abolished. (6.) Abolish tax under Schedule B. and put it all on Schedule A. (7.) Bi-metallism. (8.) Foreign cattle should be killed at the port on landing.
Mr. W. S. Fox	Potter Hanworth	(1.) Reduction in railway charges. (2.) Poor rate should be charged on income tax. (3.) Rates should be divided between owner and occupier.
Chamber of Agriculture	Brigg	(1.) Let all taxes on the land be paid from national resources. (2.) There should be a minimum price for agricultural produce. Miners are now advocating a minimum price for coal. (3.) A registration fee of 2½ per cent. on all importations, and a further fee of 2½ per cent. on all importations which are in competition with British manufacturers or producers. This revenue would lighten our burdens.

SUGGESTED REMEDIES—*continued.*

Name.	District.	Evidence.
Chamber of Agriculture—*cont.* - -	Brigg - -	(4.) Pay income tax on one-third of the rental as they do in Scotland. (5.) Abolish inhabited house duty. (6.) Mark foreign meat. (7.) Label beer not made of malt and hops. (8.) Kill foreign cattle at the port. (9.) Weighing by live weight would be better for the farmer, but the butchers would boycott us if we did so.
Lincolnshire Agricultural Society -	Lincoln - -	(1.) A registration fee of 2½ per cent. on all importations, and a further fee of 2½ per cent. on all importations which are in competition with British manufacturers and producers.* (2.) Preference rates to foreigners to be abolished. (3.) Mark foreign meat. (4.) Repeal of the malt tax would be disadvantageous. (5.) Bi-metallism. (6.) Landlords should be able to borrow money for improvements at a lower rate of interest than they do at present.
Mr. H. Clark, Mr. E. Tatham, Mr. R. Smith, Mr. William Caulton, Mr. R. Mawby.	Spalding - -	(1.) We want an improvement in prices. If we live rent free we could not farm. With the exception of Mr. Mawby we advocate a fixed duty on all manufactured goods, and a duty on corn on a sliding scale. (2.) Personalty should bear its fair share of the burdens. (4.) A van and wheel tax. (5.) Foreign meat should be marked.
Mr. Bottomley, farmer, 110 acres - -	Holbeach Fen -	(1.) We want protection. We do not have fair trade now.
J. Rose, farmer, 750 acres - -	Sutton St. James -	(1.) Duty on all manufactured goods, more particularly on flour. (2.) Relief from rating and taxation. (3.) It is not a question of reduction of rent. I lost 1,000*l.* last year, and should have lost money if I had paid no rent. (4.) When children have passed their standard at school they should be allowed to leave at any age.
Mr. Crowe, rents and owns 70 acres -	Sutton St. James -	(1.) Protection. (2.) County council rate is too high—it is abominable.
Mr. V. Allen, lately owner of 200 acres at Surfleet.	Spalding - -	(1.) Am in favour of free trade all round, but not one-sided free trade.
Mr. Thomas Atkinson, 1,860 acres, of which he owns 230.	Spalding - -	(1.) Protection on raw material and also manufactured goods. (2.) I am really in favour of free trade, but not the present system, and we should coerce foreigners into knocking off the tariffs. (2.) Rates and taxes on the land to be paid for by the whole community. (3.) Reduction of rent is not the remedy for agricultural depression. In the days of high rents we had no difficulty in making a living. It is question of prices.
Mr. Moss, farmer, 650 acres, Mr. Vyner's estate.	Whisby - -	I do not think protection is possible, but I am in favour of taxing foreigners as long as they tax us. I am strongly in favour of marking meat. Half the beef in Lincoln comes from Birkenhead. We sell our cattle by auction, but I weigh mine before going to sell. Many farmers reckon to know what their cattle do weigh, and many of them do know, but in my opinion most of them have no chance against the butcher. The butchers are all against weighing. Taking the tax off malt has done a lot of harm.
Mr. Drury, farmer, 260 acres, glebe land.	Thorpe-on-the-Hill	I am strongly in favour of protection; it is the only remedy.
Mr. Newton, freeholder, 200 acres -	Thorpe-on-the-Hill	Put a duty on all foreign manufactured articles and agricultural produce. I have been in Australia, and know that we cannot compete with them, as their rents are cheaper, and they have no rates and taxes. Here someone is always on your door-step asking for money. Again, powerful steamers have bridged the sea over, and freights are very cheap.
Mr. Charles Clarke, farmer, 1,160 acres, the late Mr. R. J. W. King's estate.	Ashby-de-la-Launde	The only remedy I can suggest is to charge a registration fee of so much per ton, or per cent., on all foreign imports. As an agricultural tenant farmer, I pay 2*s.* 6*d.* per acre rent for taxes; highway rate, 40*l.* per year; union rates, 85*l.* per year = 125*l.* per year, on an acreage of 1,200 acres. Brewers pay no highway rate. Private gentlemen pay neither highway rates nor union rates *in proportion.*
Mr. J. Pears, freeholder, 900 acres -	Mere - -	Am in favour of fair trade. I think foreigners who use our markets should subscribe something towards the rates and taxes of the country. Beer made of other ingredients than malt and hops should be labelled. Land is unfairly rated and taxed.

* Mr. Sutton Nelthorpe dissented from this proposal.

SUGGESTED REMEDIES—*continued.*

Name.	District.	Evidence.
Mr. T. Pears, freeholder, 820 acres -	Near Sleaford -	I am in favour of fair trade. Land is unfairly rated and taxed.
Mr. John W. Budibent, farmer, 812 acres, Mrs. Hamilton Ogilvy's estate.	Rigsby, Alford -	Put a strong duty on foreign barley, oats, maize, beans, and manufactured corn, meal, or any goods which would help to maintain our revenue, and would do far more than all the relief which is talked about the rates, which would bear no comparison with the better price for what the land produces.
Mr. Laverack, farmer, 950 acres, Lord Oxenbridge's estate.	North Carlton -	(1.) The cost of education, police, paupers, asylums, high roads, sanitary matters, should be thrown on the Imperial Exchequer. (2.) Land should not be rated. (3.) Put a duty on all manufactured articles. (4.) Beer not made from malt and hops should be labelled.
Mr. Paddison, farmer, freeholder, 430 acres.	Saxilby - -	(1.) Put a duty on foreign manufactured goods. (2.) Reduce the taxes on land.
Mr. Allonby, farmer and agent - -	Alford - -	(1.) Fair trade. (2.) Personal property should bear its fair share of burdens.
Mr. Dalton, farmer, 200 acres - -	Alford - -	(1.) Duty on manufactured goods, and small duty on corn. (2.) Personal property should bear its fair share of rates and taxes.
Mr. Needham Robinson, farmer, 900 acres.	Alford - -	(1.) Put a tax on foreign barley. (2.) Mark all beer made of other ingredients than malt or hops.
Mr. George Paine, farmer, 800 acres, Earl of Ancaster's estate.	Alford - -	Strongly in favour of marking foreign meat. I have farmed myself in America. I can always tell frozen meat, but no man can tell American beef killed on landing.
Mr. Edward J. Grummit, farmer, 744 acres, Earl of Ancaster and Mr. Heathcote's estates.	Folkingham -	The first thing should be relief from the excessive burdens of local taxation, which, according to the present price of produce, presses most unfairly upon the tenants, and the small owner and occupier suffers even more. A duty should be placed on foreign flour, so that the wheat should all be ground at home. To-day 1 cwt. of bran is worth more than 1 cwt. of wheat. This would not increase the cost if we still imported the wheat free, and we should then have all the offal at home for feeding purposes.
Mr. W. C. Brown, farmer, 630 acres, Lord St. Oswald's estate.	Appleby, Doncaster	Make everybody pay both rates and taxes proportionally to their income. This would slightly aid farmers.
Mr. William Hobbleday Ward, farmer on 2,600 acres, owner of 600, Duchy of Lancaster and Captain Hurrell's estates.	Carrington, Midville, and Thornton-le-Fen.	A duty on foreign cattle and agricultural produce. Nothing else is of any use to us.
Mr. John Sowerby, farmer, 1,560 acres, Mr. W. Thorold's estate.	Coxwold - -	Bimetallism. The chief cause of the fall in prices is decidedly the alteration in the currency caused by the action of Germany and the Latin Union in 1873, which has brought about the appreciation of gold.
A farmer on 306 acres - - -	Heckington -	Relieve taxation, especially education, highway, and poor-law charges, being for the benefit of the nation, should be paid out of imperial funds.
Mr. J. C. Bramley, farmer and owner -	Langrick - -	(1.) All foreign corn should be taxed. 5*s.* per quarter puts $\frac{1}{2}$*d.* on a quartern loaf. (2.) All beasts should be slaughtered on arrival at port. (3.) The cost of pauperism, education, sanitation, and lunatics should be paid out of imperial funds, and other taxes and rates should be fairly adjusted. (4.) Brewers should be compelled to brew from malt and hops, or label an adulterated beer. (5.) Preference rates on foreign corn should be abolished. (6.) All butchers selling foreign meat should be registered, and notice should be put up in a conspicuous place in the shop. (7.) The Adulteration of Manures and Feeding Stuffs Act to be strongly enforced. (8.) Lowering of rents where not already made, and freedom of cropping and sale. (9.) Income Tax B. to be assessed on third of rent. (10.) Agricultural Holdings Act is too much in landlords' favour. (11.) Railway rates are too high on farm produce, thus stopping trade.
Mr. R. Bettinson, farmer	Thorlby Bourne	The Legislature should remove more of the burdens the land has to bear in taxation, &c. in comparison with other industries. The railway rates should be equalised between home and foreign produce, and the local rates should be fairly charged to the whole community.

B 11.

EVIDENCE of SMALL HOLDERS (OWNERS and OCCUPIERS).
[Paragraphs 109–129.]

Mr. Thomas Stevenson, Langrick. Rents 78 acres, of which 25 are grass.

"I have been on my farm two years, and was formerly foreman to Mr. Roland, of Fishtoft. I farm on the four-course system, and make butter from two cows, and am getting 10*d.* a pound. The land has gone back in condition a lot since 1875, partly on account of economy in manure and labour and partly on account of bad seasons. Also a lot of people sell straw which has deteriorated the land.

"I am an income tax collector, and I can say that a number of persons are appealing under Schedule B., and are likely to be successful.

"Rents will find their own level. *Rent is not killing us*, but it is the present system of one-sided free trade which is draining the life blood out of the country. I am not a protectionist, but I am a fair-trader. You won't find one man in all this district in favour of the Land Courts. There is no sense in such an idea. Men must be left free. Why should you encourage them to break their contracts in agricultural matters and not in trade? If a man makes a bargain he must stick to it.

"Sooner than take a farm at present prices and with present prospects I would rather be a foreman."

Mr. S. Shaw, Thornton-le-Fen. 20 acres, owns 13 and rents 7.

"I paid 500*l.* for 6 acres, and 500*l.* for 7 acres with buildings upon it. I borrowed money at 4 per cent., and I wish the Government would help us by advancing money at 3 per cent. It would be a great relief to us hard-working, struggling men. To make a bare living on a small farm a man must have brains and muscle. Many of us work much longer hours than the labourers, and then find it most difficult to exist."

Mr. Minkley, Thorton-le-Fen. Freeholder, 27 acres.

"My interest is 60*l.* My rent and taxes take all my money. I lost 40*l.* last year, if I count my own labour at ordinary wages. I shall have to pay interest out of capital this year.

"I employ no labour in the winter, but some in the summer. *Us small farmers always lend each other horses and implements.* I keep three or four beasts and a few pigs. I work harder than any labourer, and I certainly don't make as much money as a foreman. What we want is higher prices for our produce.

Mr. Cave, Thornton-le-Fen. 14 acres, freeholder, aged about 70 years.

"My father bought the land 80 years ago and built the house. I work the land myself, but employ a little labour sometimes. I grow wheat, oats, barley, and an acre of potatoes. Keep two pigs and a few fowls, but no beasts.

"A lot of folks are paying interest on mortgage which comes much higher than rent, and then they cannot get the interest reduced. A foreman on a farm is in a much better position than a freeholder. The small freeholders work harder and longer hours than a labourer.

"Rise in prices is the remedy."

Mr. Barber, Thornton-le-Fen. 60 acres, 4 of which is grass.

"My rent is 30*s.* an acre, and is too high yet. I have seven or eight beasts and three horses. I and a servant lad do the work regularly, and have an odd man in sometimes. The extra labour costs me 12*l.* a year. I pay the servant lad 12*l.* and his keep.

"I have lost 50*l.* in the last two years, hard as I've worked. I work harder than a labourer or a foreman, and am not in such a good pecuniary position.

"I am going to put some more land down to grass, as I think it will pay better than corn.

"We want better prices and fewer rates."

Mr. Trafford, Wildmore. 22½ acres, of which one-half is of grass.

"I have been here 15 years. My rent is 30*s.* an acre. When I first came here it was about two guineas. I and one of my sons work the land; we grow wheat, barley, and peas; we keep one cow and a horse. Last year I did not pay my way. I am not so well off as when I was a foreman, and I work harder. If I were sold up to-morrow I should be much worse off than when I started. We have only scraped together a living by very hard work.

"Remedies are to lower taxes, lower rents, and raise prices."

Mr. Malin, Wildmore. Owns 60 acres, rents 33.

"I pay a guinea an acre for part of the land I rent, and 28*s.* for the rest. My own 60 acres belonged to my grandfather.

"I have 20 beasts, three milking cows, and sell butter. I employ two men and a boy. I had three acres of potatoes last year, but can't sell them, and have given them to the pigs.

"I have just made both ends meet with very hard work. I work harder and longer hours than my men, and I never get away from the place.

"Lower the rates, relieve the land of taxation, it won't grow the produce now, and it must be assisted."

Mr. Johnson, Wildmore. Rents 60 acres.

"My rent is 50*l.*, 23 years ago it was 100*l.*, reduction of 50 per cent.

"My son and I, with the help of a lad, work the farm, and employ extra labour at harvest. Now my son works harder than a labourer, and he gets his food, his clothes, and a little pocket money. A man can live on 25 acres here if he choose to work harder than a labourer, and if the land is very good.

"Many of the small farmers and freeholders here are very badly off. The 'monkey' has swallowed a lot. Many of the freeholders pay much higher interest on mortgages than they pay for rent. Numbers of them are very badly equipped, and have to borrow horses and implements. Hence they often cannot get their work done at the proper time, and have to wait until they can borrow these things.

"I have lost 400*l.* the last 10 years."

A freeholder, Langrick. 10 acres, also rents 5 acres as well.

"Bought the land 44 years ago for 40*l.* an acre. I built the premises, cleared the land of twitch, and put up a lot of fences. I pay 1*l.* an acre a year as interest, and pay rather more for rent.

"I keep two milk cows and sell butter; I also rear pigs and fowls. If we did not do this we should not live at all, as the land produces nothing. We can't sell our potatoes. I am laid up now, and can't work, but my wife and son look after the land.

"My son and wife work harder and longer than any labourers. My son, aged 20 years, is only working for his food and his clothes.

"All the corn I sold last year fetched 15*l.* I certainly lost money.

"A deal of labourers live better than we do. We never eat fresh meat. Our dinner to-day is bacon, rice pudding, and potatoes. We have to deprive ourselves in every way; as owners of our own land we are worse off than tenants, because we can't shift without losing everything we've got.

"We wish the county council anywhere. They are putting all our money into the roads. Our rates and taxes and drainage come to 10*s.* an acre, which would be quite enough as rent."

Mr. Eblin, Langrick. 18 acres. Freeholder.

"My father owns 12 acres and I own 6; 2½ acres of our land is grass. We have had the farm for several generations.

"We keep two or three pigs, which have paid us very well as a rule. We have a cow, two young calves, and a mare. We keep poultry, but there's not a deal of plunder to be got out of them. They would not pay if we had to buy the food.

"We should be better off as tenants, owing to interest we pay on mortgages. Ours is very good land indeed.

"We just scrape along by working harder than any labourers."

"Rates and taxes are a big burden, they come to 7*s.* 6*d.* an acre."

A labourer, Langrick.

"I rent 3 acres at 5*l.* an acre, including house, barn, and pig-sty. I have had the land a year, which is a very good quality.

"Three parts of the year I work every day for farmers, and I work my land at night. I work very hard in consequence. All the land is arable. I have no horse, and hire from my neighbours, who are very friendly.

"I have got an acre and a half of wheat, an acre and a half of early potatoes, and half a rood of mangels. I have plenty of produce, as the land is very good, but I can get no price for it. The potatoes are very good, and I am obliged to give them to the pigs. I keep four pigs and some hens.

"I did not make anything out of the land last year. I have barely made the rent without counting my own labour. My landlord is a small man, and this is the only land he owns. My buildings are in fair repair. This is the first land I have had, and I have always worked as a labourer. A small holder can't go in for the eight hours' day He has to work as long as he can see."

Mr. Nickson, Langrick. Rents 18½ acres.

"My rent is 48*l*. a year, and has been reduced from 55*l*.=12 per cent. 5½ acres of my land is grass. I keep a cow, four young beasts, some pigs, and a horse. I grow wheat, barley, and potatoes. I and my brother have worked the farm.

"We don't live any better than labourers, and we work harder and longer hours. A labourer, now that prices are so cheap, is better off than any small holder, if he has an acre of land and can keep a pig or two.

"In the last five years we have lost 40*l*. and given our labour for nothing.

"My landlord is a small man, and this is all the property he owns. He rents 100 acres.

"The remedy for depression is to stop this foreign stuff coming in free while they tax everything that is sent away."

Mr. Kirk, 250 acres, Kirby Green.

"I have been here five years, and am not such a good man as when I came, but the farm is in much better condition. It is a wheat farm, and I can't make it pay. I have to have a lot of dead fallows every year. We have 36 cattle and 50 breeding ewes. I began life as a foreman. I then started on 50 acres, and worked that with the help of my family, and was there 14 years until I came here.

"I employ five men all the year round, a boy or two, and I and my son also work. I believe that very few foremen can make farming pay. The fact is they have generally been on large farms, and are accustomed to have plenty of money to farm with, and they don't understand economy in every detail. Even at a moderate rent a man had better remain as a foreman than take a farm now. When I was a foreman my money was all there and certain on Saturday night. I now work from 6 a.m. to 9 p.m. and do all the shepherding myself.

"Labourers certainly don't work as they used to. Five out of six are looking out for the night as soon as it is day. Wages are 2*s*. 3*d*. a day.

"Generally speaking, the land has not gone back much.

"We must have our taxes reduced. Now, last year I had nine corn stacks. Four of these went for rent, two for rates and taxes, two for the horses, and one for seed. Hence the labour and our own keep had to come out of the stock."

Mr. Taylor, farmer, 40 acres, Rippingale.

"I and my sons work harder than labourers. We've been on the farm five years. The first year we lost 50*l*., the second, third, and fourth years we made about 1*l*. a week, and the fifth year we lost 20*l*. One son is grown up, and the other 12 years old."

Mr. Brembridge, Rippingale.

"I am a labouring man, in regular work. I rent 11 acres, 9 of which are grass. I keep two cows, and make butter and sell it. I also keep two pigs. My wife looks after the cows, the pigs, and the calf in the daytime. I work from 5 a.m. to 8 p.m. all the year round. My boys of 13 and 15 work for a farmer in the village and help me with the land in the evening. I pay 2 guineas an acre for one acre, 2*l*. 5*s*. for another, and 30*s*. an acre for the rest. Last year was a very bad one owing to the drought. I had to buy a good deal of cake and roots. I do not think I made anything out of the land last year. In fact, I believe my wages had to make up a deficiency.

"I should like to go on to a small holding, but you must be master of what you do take. It is a great mistake to take too much. I don't think I could live on less than 20 acres of good land.

"I think small holdings do pretty well for industrious people, but it is no use starting with insufficient capital. If you don't do anything for the land it won't do anything for you."

G. R., near Alford.

"I began life as a labourer. In 1866 I bought nine acres at B. for 60*l*. an acre. I left 500*l*. on mortgage at 4½ per cent. Six years ago I bought two acres more at 50*l*. an acre, and paid for it all. I also hire 3 acres of very good land for 10*l*. Of my 11 acres, 6 are arable.

"I work the farm myself; my sons used to help me, but they have gone into trade. We work much harder than labourers, in fact, like slaves. The only advantage we get is, that we are our own masters. We live very carefully, but we have no ready cash like labourers.

"I keep one cow, and raise a young pig. I have several pigs, grow two acres of potatoes, also turnip seed. I keep poultry, and find it pays. Last year my wife made 36*l*. out of the poultry. I keep no account.

"Up to about 1892 I sometimes worked a bit for farmers. Then my wife and the boys looked after the land. Up to 1879 we had saved a little money, but just about then I unfortunately hired 30 acres just as the bad times began, and I lost my money.

"At the present time I just keep going. I pay the interest on the mortgage, my rent, and I am not in debt."

Charles Scott, Anderby. Farmer.

"I rent 47½ acres, half arable and half grass. My rent is 38*s*. 6*d*. an acre, without rates and tithes, which come to 11*l*. a year. I, my wife, my girl, and boy do the work, and we work all hours, and a deal harder than a labouring man.

"The Sutton Dairy Company gives us 5*d*. a gallon for milk in summer and 7*d*. in winter. This pays us as well as making butter, and saves us the labour.

"Rent is too high for me to make a living out of at present prices. Up to three years ago I did fairly well but I have lost money the last two years. Last year I lost 45*l*.

"The small farmers in the marsh are in great difficulties."

Mr. G. Goy, Spalding.

"I farm 65 acres, of which 16 acres are grass. I and my father have been on here 75 years. My rent is 36*s*. an acre. It was over 50*s*. 15 years ago, a reduction of 30 per cent. I work this land with my two sons. I pay them wages as they are married and live in separate cottages. I keep on getting less stock every year. I used to keep a score of breeding ewes and now keep two. I have nine cows and heifers and five calves. I milk three cows and sell the butter in Spalding at 8*d*. a pound.

"I am losing money every year. I work quite as hard as any labourer, and have to live short. I have only had three or four pieces of fresh meat this year, and not a glass of beer."

Mr. Smith, Holbeach Fen. 30 acres and 3 roods, buildings bad.

"Two and a half acres of my land is grass. My rent is 66*l*. I have been here six years, and was previously a labourer. I am now working much harder than I ever did when I was a labourer, and I am earning less. I should certainly be better off if I had remained a labourer."

Mrs. Smith:

"We often have not a penny we can spend. When we were working for wages we had better food than we have now."

Mr. Smith.

"I work the land myself, with the help of my wife and son. I have got 10½ acres of barley, 9 or 10 acres of wheat, an acre of potatoes. I keep two cows, a horse, and 14 hens.

To pay the rent the year before last, we borrowed 40*l*. at 5 per cent., and a friend lent us 10*l*. Now we owe a year's rent, and we cannot possibly pay it. We went to a farmer to offer to sell our only horse with which to pay the rent. He said, "You must keep that horse," and he went and saw our landlord, and he has not pressed for the rent. What has troubled us day and night is how to pay other people. Yet we work from 5 a.m. to 8 p.m., and my wife has to do the housework afterwards.

"All the money we shall have coming in for some time is 5*s.* a week for butter, and we shall have to live on that.

"We started with 100*l.*, and if we went out to-morrow we should have nothing. If I don't stop here I suppose I shall have to become a labourer again. I don't know what will become of us, or where we shall go to."

Mr. J. Lamming, Holbeach Fen.

"I have got 47 acres, which I bought for 77*l.* an acre, over 20 years ago. I have just given up an 130 acre farm because it has lost me 100*l.* a year for the last 15 years.

"I brought up a family and nearly worked them to death. They said, 'Father, we are not going to stop here and be worked to death for nothing,' so they went off into shops and left me and the old woman to struggle along. When they were here they got no wages, and now they're ladies and gentlemen.

"I employ two men and a boy. My labour costs me 2*l.* an acre, my rates and taxes 12*s.* an acre.

"The cause of depression is the foreigner. The remedy is protection. Expenses are increasing. I have now to pay to educate my yardman's children."

Mr. Cragg, Sutton St. James.

"I farm 80 acres, of which I own 26. Of this 26 acres I bought 11 acres 30 years ago at 63*l.* an acre with no house, and I built one. I then bought 15 acres six years ago at 33*l.* an acre. It is not worth the money to-day or anything like it, though I have improved the land 10*l.* an acre. I pay about 2*l.* an acre for the land I rent, on an average. Some of it is 4*l.* an acre, and very good land, and is cheaper at that price than some land I pay 26*s.* 8*d.* an acre for.

"I and my three grown up sons work the land, and we work as hard as slaves. My sons at home grumble sometimes at getting little pay. I keep them, and they have a beast in lieu of wages. I pay them no cash. I have a son at Bass's Brewery who is better off than any of us, and has already saved 100*l.* and is married.

"A small holder is considerably worse off than a tenant. I pay nearly as much for interest on borrowed money for the 26 acres as I do for my rent of 54 acres. In 1892 I lost 1*l.* an acre. In 1893 I did not lose money, as I had a good potato crop and some peas."

Mr. Stabley, near Holbeach.

"I farm 50 acres of which I own 34. I began 34 years ago by buying 6 acres and the house for 55*0l.* Soon afterwards I bought 6 acres for 41*0l.* 28 years ago I bought 8½ acres copyhold for 40*0l.*, and 4 acres copyhold for 165*l.*, and I had to pay 75*l.* for taking this up from the manor. Also my wife owns 6 acres copyhold. For 14 acres of land I pay 27*l.* rent, and I had a remission last year of 7*l.*

"I and my two sons work the land, and I get other help sometimes; also we frequently employ labour. We have all worked very hard. I have had five boys; they have been a fortune to me, as they have all worked on the land. The son who is here, aged 40, is a good scholar, and had the chance of going into a local bank. He'd have been much better off if he'd not stayed to help me on the land.

"I have lost 200*l.* in the last 12 years, 60*l.* of which I lost last year. The remedy for the depression is protection."

Mr. Roland Speed, Sutton St. James.

"I am farming 70 acres freehold, which my son, a draper in Grimsby, bought for me, three years ago, at 36*l.* an acre. Fifteen years ago it was sold for 70*l.* an acre. I began life as a shepherd in Cambridgeshire. I then put my money into land, and bought 9 acres at 74*l.* an acre, leaving 600*l.* on mortgage. I tried to live on this, but I also made money by going out clipping, as I am a good clipper. The mortgagees foreclosed three years ago, and they lost 200*l.* Then I left and came here. On that 9 acres I brought up a family of 11 children.

"The first two years I came here I made a living out of it. Last year I lost 50*l.* and gave my own labour for nothing, and I pay no rent or interest. I pay 5*s.* an acre tithe, and a shilling an acre land tax. The rates are going up. The county council spend much too much money, and we shall have to turn them out. My labour bill is 48*l.* beside the man in the house at 10*l.* and his food, and I myself work harder than a labourer.

"Any yearly man is better off than a small holder. I know that very well. Besides, he has no anxiety of mind.

"I don't think this small holding job will answer. It is proposed by men who are not practical. I have been a Radical, but I am rather turning myself round now on this subject and on some others. A man on a small holding must have first class land and implements; many of the men have not got the implements. It is not the slightest use giving men land without these conditions. Another thing is, that young men and young women will go to towns now. When I was in Cambridgeshire Mrs. William Little said that my son would one day be a gentleman. She was quite right for he is one. As to remedies: (1.) Though I am a Radical, I say we must have protection. I want a tax put on corn and flour to pay some of the rates with. (2.) All foreign meat should be labelled. (3.) It is no use talking about reduction of rent to meet the depression; reduction of rent is not the remedy, and has really nothing to do with it."

Mr. H. Stabley, Sutton St. James.

"I farm 16 acres, and own 5½ acres of it. I bought this five years ago, for about 100*l.* an acre, including a house. I then buried a lot of money which I shall never see again. I pay 2*l.* an acre for the land I rent and 3*l.* an acre as interest on the land I bought.

"I go out and work as a labourer sometimes for my father who pays me wages.

"I keep three or four cows, six or seven pigs, and some poultry. I make butter. The land is chiefly fen. Last year I grew mustard seed and this year broad beans and peas.

"It is difficult to make money at anything now. At one time everyone kept a good stamp of mare here, but we don't keep them now. I am not such a good man as when I started, for I work harder than a labourer. I have lost 20*l.* a year for three years. I don't keep as much stock as I used to.

"Low prices is the cause of agricultural depression, the remedy is to tax the foreigner to pay our rates and taxes."

Mr. Charles Burell, Quadring Fen.

"I farm 28½ acres, and pay 45*s.* an acre rent, which is too high, but I used to pay 60*s.* an acre 20 years ago for it a reduction of 16 per cent. The land belongs to members of my family, but it is in the hands of the mortgagees. I pay no tithe, but 13*d.* an acre for drainage rates.

"I and my three boys, the eldest 18, work the land, and my wife and daughters when wanted.

"Six acres of the land is grass. I am growing wheat and potatoes this year. I keep two or three cows, make butter, raise a few young beasts, and keep 14 or 15 pigs. My wife keeps poultry, but we are not doing so well with them as so many people keep them now.

"We have been working 18 hours a day for several days, and we average 10 to 12 hours work a day during the year.

"Been here 20 years, and have just been scraping along. Last year we lost money. We eat very little fresh meat. I should like the lads to do something better than work on the land, but I can't spare them."

Mr. Pennington farms 92 acres of which he owns 50. Surfleet.

"I bought my land six years ago at 43*l.* an acre. For the land I rent I paid 2*l.* an acre, and the house, which is a bad one. The mortgagee is in possession of my land.

"I have 24 acres of grass land, and I grow wheat, oats, and barley. I have four mares and four beasts.

"Sixteen hours a day don't cover my work in summer.

"Corn don't pay but we breed a horse or two, and just get along by working very hard. I have often worked up to 10 p.m."

Mrs. Pennington.

"I keep 200 hens and 9 or 16 geese and 32 goslings. Last year I sold 100 goslings. I have been up all night helping goslings out of the shell. I get 2*s.* or 2*s.* 6*d.* for goslings a few days old. I chiefly sell eggs and not poultry. They go to private customers at Lincoln. I don't average 7*s.* 6*d.* a week for my poultry in the year.

"As to remedies I am a regular protectionist as regards wheat. Let the Government subsidise wheat growing. The county council rates are getting too high."

Mr. James Burrel, Gosberton Bank, Spalding.

"I rent 30 acres, and have been here 30 years. My rent is 2*l*. an acre. The rates, taxes, tithe, and drainage are about 13*l*. 10*s*. The soil is good.

"I work the land myself, and four children help me, the eldest being 14.

"The land was my father's, and is now in the hands of the mortgagees who foreclosed.

"We have been barely making a living, though I am working now from 4 a.m. to 9 p.m.

"My wife manages the yard, looks after the cows, the calves, and the poultry. She has two cows and the poultry set apart out of which she has got to feed everyone in the house and clothe herself and the children. The children will have to go out to work on the land."

Mr. B., Holbeach Fen.

"I farm 110 acres of which I own 30 acres, and was born here.

"My own land cost 80*l*. an acre.

"My rent was 2*l*. an acre, but I have had remissions of 15 per cent. lately.

"I employ three regular men and extra men at odd times.

"Some heifers I have I was bid 11*l*. each for in August 1893, and to day (April 20th, 1894) I was again bid 11*l*. a head for them after keeping them nine months and when they are three weeks off calving.

"I work as hard as my labourers and for far longer hours. They are better off than I am, and besides have not the great anxiety which I have.

"I have lost over 100*l*. the last two years; I shall give the farm up soon as I can't make it pay.

"We want protection. We don't have fair trade now. Also we want the rates lowered, for they are getting a second rent."

Mr. F. R., Holbeach St. Johns.

"I farm 111 acres of which I own 56 acres. Forty acres of the total acreage is grass.

"I have been here 56 years.

"My rent is 40*s*. an acre, but it was never raised in the good times.

"I paid 105*l*. an acre for 16 acres, and 60*l*. an acre for 40 acres.

"I have 1,000*l*. borrowed on 30 acres at 4 per cent.

"Tithe = 5*s*. an acre.

"Drainage rates = 1*s*. an acre.

"Poor rate = 3*s*. in the pound.

"Highway rate = 3*s*. in the pound.

"As I have no family, I have to employ labour, and keep two confined men and regular ordinary labourers, and extra men at odd times. I never send a man back in wet weather.

"I graze cattle and winter about 30.

"I have always worked harder than my labourers, but owing to the bad times I have now made nothing from farming beyond keeping myself, and I have thus given all my hard work and knowledge for no return.

"The Government knocked off 1*s*. duty on corn. Let them put that on again, though I don't think 2*s*. 6*d*. is too much to put on. We are ruled by law-makers who don't understand agriculture. Farmers are rated far too high."

Mr. Chesterfield, St. James Deeping.

"I farm 30 acres, and have been here 30 years. I began by investing my earnings in a house and 4 acres. The rent I paid for the land is 2*l*. and 3*l*. an acre. I also sell coal. I could not live on the 30 acres, nor yet on three thirties without the coal trade, and yet the land is on the high road and close to a station. Rents have not been sufficiently reduced to meet the times, still plenty of people would take this place for the same rent if I were to go.

"The men who are living on 40 or 50 acres are having a very hard struggle. Most of them are turning to something else besides farming, such as carting work, selling coal, hawking, &c."

Mr. Lancaster, St. James Deeping.

"I rent 21 acres of grass land, and I pay 2*l*. an acre. I work as a labourer when I can get work, while my wife looks after the land and milks the cows. When I go to work for farmers I get up very early so as to see after my own land first, and on my return I again work on my own land. I am grazing 12 beasts and eight cows. My wife makes butter and sells it to neighbours and to shops at 1*s*. 1*d*. the lb. I also keep pigs and fowls.

"I certainly could not live on the 21 acres without earning some more wages.

* * * *

"Small men are very struggling; it takes all your time to make the bolts fit. I know they aren't making both ends meet, and yet the land at St. James Deeping is very good and conveniently situated."

Mr. Battram.

"I rent 14½ acres of grass at 50*s*. an acre and 4 acres of plough. I have been here 50 years, and my father and grandfather have been here before me. I keep two cows.

"I am not making any money, and not losing any. It is just scratching along for a living.

"The rates are scandalous. They are a little rent in themselves. Its the politicians ruin us. Their business is to quarrel with each other, and leave us alone. They do absolutely nothing to help us."

Mr. C.

"I have 13 acres of land of which seven is grass. Of this 13 acres I own six of plough land. We keep two cows and a few fowls, and this is how we have to make a living. The rent is about 2*l*. an acre. The children are aged 10, 15, and 20 years, and they help us.

"Returns in rent have been made well here.

"On this land my father brought up 11 children. I am bringing up three, and am far worse off than he was. We can only just crawl along. If it was not for having friends and borrowing we could not do. We are in debt now, and it is a very serious thing.

"The taxes should be taken off land."

Mr. P.

"I farm 114 acres, of which 32 is grass. Of this I own 50 acres which was worth 100*l*. an acre in 1868 and is not worth half that now. The rent is 2*l*. an acre, but 10*s*. an acre is returned, a reduction of 25 per cent. It is good land near a railway and by a road.

"I have lost 400*l*. in the last six years. The taxes should be taken off."

Mr. Barron, St. James Deeping.

"I rent about 40 acres, 20 grass, good land, on a bye road, and close to a station. The rent was 23*s*. an acre and is now 19*s*., a reduction of 17 per cent. I have had it 11 years.

"I work the land myself and have at times to employ an odd man. I sometimes go out to work myself for farmers, particularly at hay and harvest. I keep four cows, make butter, and sell it in Peterborough.

"In the summer I work from 4 a.m. to 8 p.m., and often do not take more than an hour off for meals. That is penal servitude, except that you have your liberty.

"A foreman who earns 1*l*. a week is better off than I am. He has no anxiety and not half the work."

Mr. Neale, carpenter.

"I am a carpenter and rent 40 acres at 44*s*. an acre. I think this is too much, and the rent should be reduced.

"Most certainly I could not have lived on this land, but the business has kept the house and paid for the housekeeping."

Mrs. Watson, Market Deeping.

"I rent 100 acres at 50*s*. an acre. Of this about 40 acres is grass. I also have a pork butchery, and I sell pies and fruit. I sell the produce from my farm in the shop, which no doubt is an advantage to me.

"I went on the land 30 years ago, and if I went out now I should be worse off than when I began. I certainly could not have brought up my four children without the aid of the business."

Mr. A.

"I rent 40 acres. Rent is 35*s*. an acre. I think 1*l*. an acre is enough for any land. We sell milk on a truck in the village; we used to grow vegetables, but they don't pay as it involves paying for labour. We feed our cows by the road side."

Mrs. A.

"We employ one man, and when we have paid him on Saturday night we often have to buy a bit of bacon instead of fresh meat. That's small holdings!

"They're educating people too much. I was a farmer's daughter and milked the cows at 10 years of age, and

I'm all the better for it. With all this education folks are getting above working and milking. I don't believe in these Parliament men, they do nothing for us."

Eliza Marfleet, Wainfleet. Rents 30 acres for 48*l.*

"I've been here 32 years, paid 60*l.* rent until the depression. A man, a lad, and my niece work the land. I grow wheat, peas, potatoes, and mangel. I keep cows and sell the butter to huxsters. I look after the cows and the pigs, and work very hard.

"All the freeholders eat a lot of bacon here. We can't afford butcher's meat, and I wouldn't eat it if I could get it. We have always paid the rent and the wages, and keep ourselves; have lost no money since 1882."

Thomas Tuxworth, Wainfleet.

"Up to 27 years ago worked as a labourer. Then bought 13 acres at 70*l.* an acre, clay land, and 12 years ago 10 acres at 110*l.* an acre. I also rent 22½ acres, formerly let at 6*l.* an acre, now at 3*l.*, equals 50 per cent. reduction. I have brought up seven children. My house is very small.

"I suffer terribly from wet seasons, and lost a deal of money between 1879 and 1881. Since then the condition of the land has pulled round. Last year I lost on the clay land, but not on the toft land, and I did not lose on the whole. In 13 years I have paid off 100*l.* mortgage, and have kept myself and family. Have had to employ odd labour, but have boys coming on to help me. Small men can just get along if they work very hard. We all live hard and never see fresh meat."

Edward Woodhead, Friskney.

"My father bought 5 acres 50 years ago at 100*l.* an acre. He built the house, and he made an orchard and made fences. He used to work for wages at this time. Ten years later he bought 5 acres more of clay land at 80*l.* an acre. After 25 years he died, having saved some money. I was eight years old then, and my mother and two sisters looked after the land.

"It is half grass. We rear stock and keep two milk cows, also poultry. We have 2 acres of early potatoes this year. If it had not been for growing early potatoes we should have given it up years ago. This has kept us going. We consume almost everything on the premises; we grind our own corn and cut up our own root.

"We have 500*l.* mortgage on the 10 acres, which costs us 28*l.* a year in interest, and we also have to pay rates and taxes.

"I am now hiring 8 acres more at 22*l.*

"During 1879 to 1882 we lost money, and it has been a struggle ever since, as we got behindhand.

"We are paying our interest and just getting a living. We can pay off no mortgage money and we save nothing. We have lived very economically, and work 14 or 15 hours a day.

"No doubt a small freeholder or a small tenant can make a living in this district, if he works hard. Many people here paying 4*l.* an acre are doing fairly well.

"The children of those who have gone to service send back money to their parents to help them. It is impossible for a small holder to make money in these bad times, but they can bring up a family.

"I have improved my stock, and I feel sure I shall be able to take a larger farm presently.

"The only thing to help us small holders is for the Government to advance money at a low rate of interest to pay off our mortgages."

Joseph Shaw, Friskney.

"In 1874 bought 9 acres for 74*0l.*, and rents 60 acres at 32*s.* 6*d.* an acre, and pay 7*s.* for drainage rate an acre on some land, and 4*s.* an acre on another part. I began life as a farm lad on 9*d.* a day. I started growing potatoes on a rood of land when I was a labourer. In 1868 I bought an acre and a half of land, and paid 90*l.* for it. That year I sold my wheat for 30*l.* as it stood. I still went on working as a labourer, and saved money till 1874, when I bought my land.

"I chiefly look to rearing stock. I also make butter from three cows, and keep hens and pigs.

"I built half my house and put up all the sheds.

"Since 1882 I have paid my interest and my rent, and kept going, but I have saved nothing, and paid no mortgage money off. I brought up six children. But you must know that I and my wife and children have been slaves to work.

"I am in favour of protection and abolition of preference railway rates to foreigners."

Mr. Wilkinson, of Friskney. 16 acres.

"I rent 16 acres from my brother. I pay 28*l.* for 10 acres and 9*l.* 10*s.* for 6 acres.

"I started 30 years ago, after being a labourer, beginning on 12 acres, and doing a little bit of higgling. I keep two cows and two horses. I also do some carting work. I have brought up 10 children, the youngest being 15. They are all over the place. Some are railway porters, some porters in hotels, and one a billiard marker.

"We have always just got along. When times were good I got a little beforehand, but it had to go in the bad seasons. Now we are paying our way, but we work very hard. Last year was the worst I ever had. My potatoes only made 18*s.* a ton, and I had a very bad yield of wheat."

George Storr, Friskney.

"Six or seven years ago I bought 9 acres of land for 1,040*l.* I began life as a labourer, and after I had saved some money my brother and I bought 6 acres between us, at 100*l.* an acre, and kept on our labouring work. I sold my three acres before I bought the land I have got. When I bought the 9 acres I now farm I only paid 350*l.* in cash, leaving the rest on mortgage. I pay 30*l.* a year interest. I now also rent 29 acres at 30*s.* an acre. I don't save any money, but I pay my rent and interest, and get our food and clothes.

"I rear cattle and sell butter."

Hewison, Friskney.

"I have rented 19 acres for 12 years, of which 5 acres are grass. Rent is 55*l.* I keep two cows, a mare, and a pony, and I grow wheat, potatoes, and beans. I am not such a good man as when I started. I began life as a foreman, and I work much harder now. I should have been much better off if I had remained one."

Thomas Storr, Friskney.

"I began life as a labouring man. Nineteen years ago I bought 5 acres for 130*l.* an acre. I rent 7 acres at 22*l.*, lately reduced from 35*l.* = 37 per cent., and I pay 4*s.* an acre tithe.

"I keep a cow; I grow early potatoes, wheat, and a few oats. The early potatoes have to do everything for me.

"I have 11 children, 10 of whom are at home. We just pay the rent and the interest, and feed and clothe ourselves. I and my wife and the children work very hard.

"Everyone works hard in Friskney. The land was never so well farmed. The hardest time was between 1878 and 1881. We were all nearly broke then, and has been taking all our time to get square since. The small men are just about living."

George Ewerby, Friskney.

"I began life as a foreman. I have been farming 14 years on 60 acres. My rent is 35*s.* an acre, and it used to be 65*s.* = 46 per cent. Tithe is 5*s.* an acre, and drainage rate 4*s.* an acre.

"I have brought up seven children, and have four at home now.

"Generally speaking, I have not lost money, and I think that if I were sold up now I should be a better man than when I started.

"We want less taxes. They are as bad as the rent. Between tithe and taxes someone is always coming for something. What we want is a rise in prices."

A small holder, "*H.*," 12 acres 2 roods 16 perches, of which 1½ acres is grass. Wainfleet.

"I paid 106*l.* an acre for my land. It is worth 120*l.* an acre to-day. I began life as a labourer. I had not a copper in the world except what I made out of my wages. When I first started I hired 6 acres of land for 20*l.*, and I still kept on with my wages. I kept making the land better, and at last bought 12 acres and gave up my wages. I have put up all my sheds and my yard; I have planted all the fences. I have also built a good stable of bricks and slate, a harness-room, a storeroom for potatoes and implements. I go in for a bit of everything. In 1893 I sold nearly 200*l.* worth of stuff, besides what we consumed in the house. I sold 3 acres of potatoes for 40*l.* In 1892 I got 15*l.* for snowdrop bulbs, and this year I shall get 30*l.* I also sold mixed bulbs and made a fair profit. I grow a lot of tulips, also mixed flowers, a good deal of bush and tree fruit, such as plums and raspberries. This year I am growing mustard, early potatoes, and mangels. I also keep bees and poultry, and pigs. My wife and daughter

help me, and we work very hard. The land is thoroughly clean. I will give anyone a sovereign to find a bit of twitch on it.

"I sell everything to people who come round. I only go to market once a year to pay my interest. Some farmers go too often, and waste a lot of time.

"Any small holder who sticks to work on good land can make it pay, but a lot of folks when they take land want to do nothing to it.

"The last three years I have paid off 50*l* on the place and got my own living out of it.

"I have always made money since I was here, and since I got my land in good condition I have always saved money. If a man works hard, doesn't waste his time, and lets drink alone, he can make money out of land. Any small holder who sticks to work on good land can make it pay, but a lot of folks when they take land want to do nothing to it."

Account of "H." for the Year 1893. [Paragraph 118.]

Size of farm, 12 acres 2 roods 16 perches (1½ acres grass).

Soil, the best fen.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Early potatoes	43	3	6	Interest on mortgage	28	15	0
Potatoes	11	17	0	Rates, drainage, and taxes	4	5	6
Hay	5	0	0	Tithe	2	1	8
Snowdrops	2	0	0	Purchase of two pigs	7	0	0
Crocuses	0	10	0	Artificial manure	10	12	6
Mustard	65	1	3	Feeding stuffs	14	5	9
Wheat	7	15	0	Insurance	0	3	0
Fowls	10	0	0	Sundries	28	0	0
Eddish	1	5	0	Labour	None.		
Fruit	0	10	0				
Fat pig	10	0	0				
Little pigs	13	16	0				
Store pigs	10	0	0	Profit	86	4	4
	181	7	9		181	7	9

1894.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Early potatoes	55	0	0	Interest on mortgage	28	10	0
Potatoes	32	1	6	Insurance	0	3	0
Grass	6	0	0	Tithes	1	11	8
Snowdrops and daffodil bulbs	27	0	0	Rates, drainage, and taxes	4	4	0
Apples	3	0	0	Artificial manure	8	10	0
Fowls	9	6	0	Two pigs	5	4	0
Two fat pigs	20	0	0	Feeding stuffs	12	15	6
Mustard, 15 qrs. 3 bushels	45	0	0	Labour	None.		
Eddish	1	0	0	Sundries	26	13	0
Honey	0	15	0	Profit	111	12	0
	199	3	2		199	3	2

B. 12.

Extract of a Paper read by Mr. Duncan McInnes, Secretary of the Lincoln Co-operative Society at the Carlisle Congress, 1887.

Small Freeholders.

As recently it has been fashionable to advocate the multiplication of small holdings, let us examine the arguments for and against this system of tilling land. The small freeholders of the alluvial parts of one of our leading agricultural counties have been instanced both by the supporters and the opponents of peasant farming, and perhaps no better example could be adduced to show the advantages and disadvantages attendant on this mode of cultivation. Small freeholders may be naturally divided into two classes (1) those who work on their own capital, and (2) those who work mainly on borrowed money.

1. *Small Freeholders with Capital.*—Those freeholders whose farms are unencumbered and who are possessed of sufficient capital, are a splendid class of men, centuries ahead of the peasant farmer of the continent. It is much to be doubted whether their like can be found in any country in the world. They are hard-working and thrifty, their tastes are progressive, and they have attained a high standard of living without tending towards luxury. One would naturally suppose, therefore, that these men would be eminently successful. And yet, with their own families taking in many cases the greater share of the farm labour, with the double advantage of rich soil and favourable circumstances, it is only in good seasons that they can be said to do well and save money. Enormous drainage and other rates, heavy railway charges for the carriage of produce, foreign competition, middlemen's profits, and successive bad seasons, are contributing to render desperate the position of even these privileged freeholders.

2. *Small Freeholders working with borrowed Capital.*—But their less favoured brethren, those who work nearly wholly on borrowed capital, are, it is needless to say, in a worse plight. The difference between what they realise from their farms and what they pay as interest on loans is their measure of profit. One or two bad seasons are sufficient to throw them hopelessly into arrear. Their tillage suffers from the lack of good implements; while, owing to the necessity of dividing their farms into small plots to carry varied crops they would be unable to make the best use of machinery even if they had it. Their children grow up, and becoming too numerous to find occupation at home, also start farming under the same conditions as their parents. To obtain land they too borrow money; and, as their friends give security, parents and children are in course of time exposed to a danger to which a peasant proprietary are everywhere liable, that of becoming mere earners of interest for money lenders.

Thus burdened they are scarcely able to obtain from their small farms as much produce as suffices to maintain themselves and their families. Many, after struggling for years, give up at last in despair, and drift away into the large towns to swell the ranks of the unemployed.

Much of what has been said with regard to small freeholders applies with equal and even more force to small tenant farmers, who, with only about half enough capital, take farms and borrow money to stock, or rather about half stock them.

B. 13.

COPY of a LETTER published in the "HORNCASTLE NEWS," 19th March 1892. By Mr. REUBEN ROBERTS.

"Mr. Chaplin's Small Holdings Bill."

DEAR SIR,

As one feeling a great interest in the Bill recently introduced by Mr. Chaplin, and sympathising most strongly with the objects aimed at, viz., the bringing back of the yeomen to the land, and the stopping of the continued migration from rural places to large towns, I venture to point out how, in my opinion, and in that of very many practical agriculturists in this county of Lincolnshire, the Small Holdings Bill does not go far enough to accomplish the objects above stated; and I would venture to suggest in what manner the Bill might be improved, so as to confer a benefit on a much larger number of persons than would be the case as the Bill stands at present. Under the provisions the occupation as contrasted with ownership is confined to 10 acres. This means ownership so far as reasonable sized holdings are concerned, as no man could live entirely on 10 acres, unless it were garden land near a large town. My contention is, and I refer you to the enclosed resolution proposed by me, and unanimously carried at a meeting of the Lincolnshire Chamber of Agriculture to the same effect, that it would be far better to make occupiers at a moderate rental than to make owners under the existing provisions of the Bill, especially considering the want of the necessary capital, which is the rule in agricultural industrial circles, and I will endeavour to show that the proposed ownership, under the Bill means practically 10*s.* per acre more annual payment than occupation.

For instance, an industrious man might live on 30 acres of land. Under the Bill the land must be bought; this could not be done in the case of suitable land in this county under an average of 40*l.* per acre, bearing in mind the difference in buying small lots and very large estates; 30 acres then would cost 1,200*l.*, of which he would have to find one-fourth, viz., 300*l.* He would want a further sum towards erecting a small house and suitable buildings, a portion of which sum could be lent by the county council if they thought fit. The sum required for this would be 200*l.* on a 30 acre lot; the capital amount would thus stand at 1,400*l.* on which he would have to pay 4½ per cent. interest (3¼ and 1 per cent. quitrent). This interest amounts to 59*l.* 10*s.* which is practically 2*l.* per acre. There are few labourers, or even foremen, who would be able to find the amount for even a 30 acre holding and at the same time have anything left to stock and work the same.

Now, if the Government would make provision for promoting occupiers of 30 to 50 acres, a man who has saved 300*l.* would be able to occupy, to work, and to stock at least 50 acres. I will suggest how this should be brought about.

Instead of the complicated provisions of lending money to local authorities, instead of quitrents, county rates, and the like, I would have the Government lend money at the same rate of interest, 3¼ per cent., to such landowners who would accept the conditions which might be laid down for providing small holdings on the whole or part of his estate; such sum to be a first charge on the land.

As, for example, a landowner decides to convert 200 acres of his estate, the present rental of which is, say, 20*s.* per acre, into four small holdings, viz., two farms of 30 acres each, one of 50 acres, and one of 90 acres. The houses, suitable buildings, and the dividing into small fields could be done for something like 6*l.* per acre, taking the large and small together, that is at a total cost of 1,200*l.*, which sum borrowed from Government at 3¼ per cent. would mean an annual interest of 39*l.* Now such holdings for average quality land would easily let at from 25*s.* to 30*s.* per acre, and in Lincolnshire to my own knowledge are in demand. How does this work out?

	£	*s.*	*d.*
Two 30 acres lots, say, at 28*s.* per acre	84	0	0
One 50 " " 26*s.* "	65	0	0
One 90 " " 25*s.* "	112	10	0
Total rental	261	10	0
Deduct interest	39	0	0
Net rental	222	10	0

Showing an increased rent over the original 200*l.* of 22*l.* 10*s.* after paying interest. This 22*l.* 10*s.* would pay off the borrowed capital and interest in 30 years, and leave the four farms properly divided and complete with houses and buildings, all this at a rental of at least 12*s.* per acre less than under the ownership provisions of the Bill, and without any special rate having to be levied, and much less incidental expense. Such occupations would be much more sought after than those proposed in the Bill, which would lock up capital and in many cases so cripple the owner that he would not be likely to improve his position. I only suggest a general idea of my proposal in this letter in order not to occupy too much space, but I am convinced that Mr. Chaplin's object of improving village and agricultural life would be much more easily accomplished by some provision for enabling labourers and others with moderate capital to occupy as tenants small holdings in addition to the provisions he has already made for owning them. Instead of our country villages being depopulated such a plan would retain on the land the hard-working and industrious men, who, having saved a few hundred pounds, would as time goes on be able still further to improve their position, and who in the course of a few years would become as they were in years gone by the backbone of our country.

I am, &c.

Linden House, Horncastle. REUBEN ROBERTS.

The resolution referred to by Mr. Alderman Roberts is as follows:—"That in the opinion of this Chamber it "would very much help the object of the promoters of "the Bill if power could be given to lend money to "owners of land upon the same terms as it is proposed "to lend to small owners, for the purpose of enabling "them to subdivide their farms and erect the necessary "buildings upon them, and so let such holdings to the "class of persons intended to be aided by this Bill."

B. 14

NUMBER of OWNERS and OCCUPIERS in MOULTON PARISH.

The Rev. J. Russell Jackson, M.A., J.P., vicar of Moulton, in an interesting letter which appeared in the "Times" remarked:—A new valuation list for this parish, bearing date January 9th, 1894, has been completed at a moment when various questions are being asked as to the ownership and occupation of land. In the belief that Moulton supplies a fair illustration of the distribution of land in a South Lincolnshire parish I offer the following information. But before submitting the results of my investigation of our new valuation list, I think it well to make a statement respecting the homes and the population of the parish as furnished by census returns; for this will enable one to form an opinion as to the prospects of "population" in the future, and to judge better to what extent the needs of an agricultural community such as ours are being met. In the year 1811 there were in Moulton parish 270 inhabited houses, occupied by 276 families. Of these families 179 were employed in agriculture, 61 in trade, manufactures, or handicraft, and 36 were not comprised in either of the above-named classes. The population was 1,273 (652 males, 621 females). During the ensuing 20 years a considerable increase took place, for in 1831 the number of inhabited houses was 361, and the population 1,850 (977 males, 873 females). By the year 1871 the population had reached its highest figure—2,273; but during the next 10 years (with 482 inhabited houses) it had fallen to 2,248. In 1891 the numbers showed a

more marked decrease. The census of that year informed us that the parish had 468 inhabited and 24 uninhabited houses, that two were being built, and that of these houses 247 contained less than five rooms. We were further informed that the population numbered 2,088 (1,050 males, 1,038 females); 19 were found to be over 80 years of age, and 125 above 70, an excellent proof of the longevity of the people, but showing a decrease in 10 years of 160 persons; and this notwithstanding the fact that several new houses had been built and were in occupation on a newly enclosed marsh of several hundred acres which had been reclaimed from the sea by virtue of an Act passed in 1873. Taking our present population as 2,088, and the number of our inhabited houses as 468, we may say of these latter that 218 of them are houses with five rooms and upwards, occupied by (1) tenant farmers, (2) owners occupying their property, (3) farm foremen, and (4) families not engaged in agricultural pursuits; and that the remaining 250 are cottages of which labourers and widows and aged poor are respectively the tenants.

Turning now to the valuation list I find that it is signed by the churchwardens and by the overseers of the parish, that it gives the following as its general summary:—

Land and Houses.	Estimated Extent.	Gross estimated Rental.	Rateable Value.
	A. R. P.	£ s. d.	£ s. d.
Land	11,356 3 18	18,221 6 0	16,954 13 0
Houses and buildings	3 1 14	1,988 18 6	1,756 8 0
Cottages and gardens	31 0 39	657 17 0	581 8 6
	11,391 1 31	20,868 1 6	19,292 9 6

Having next examined and scheduled the details given in the valuation list, I am in a position to declare the following results:—

First.—The following schedule gives the ownership of land:—

2 own over 1,000 acres each.
0 own between 500 and 1,000 acres.
21 ,, 100 ,, 500 ,,
27 ,, 50 ,, 100 ,,
46 ,, 20 ,, 50 ,,
28 ,, 10 ,, 20 ,,
41 ,, 5 ,, 10 ,,
66 own less than 5 acres each.

231 owners of land.

I further find that 71 of these owners cultivate their own land, which amounts in the aggregate to 1,109a. 3r. 36p.

Second.—The following schedule shows the occupation of land:—

Size of Occupations.	No.	Acreage.	Rateable Value.
		A. R. P.	£ s. d.
Occupiers of 100 acres and upwards	28	6,821 3 4	9,814 12 6
Occupiers of between 50 and 100 acres	31	2,165 0 32	3,191 11 8
Occupiers of between 20 and 50 acres	46	1,565 0 37	2,307 10 6
Occupiers of between 10 and 20 acres	30	445 0 16	674 15 0
Occupiers of between 5 and 10 acres	34	245 1 21	572 18 6
Occupiers of less than 5 acres each	59*	115 0 28	384 15 6
	†22	11,354 3 18	16,946 3 8

* 43 occupiers of one acre and less than five acres.
16 ,, less than one acre.
† Cottage gardens are not included.

It will be observed that there is a slight difference of 8*l.* 9*s.* 4*d.* in rateable value, and of 2 acres in quantity, between my totals and those of the general summary in the valuation list. I have not discovered the error, but it is trivial, and does not materially affect my statement. It must also be understood that all allotment land is included in the foregoing schedule, and is dealt with in it as in the valuation list, viz., assigned to its several owners as though in their occupation or in that of the persons (such, *e.g.*, as the rural sanitary authorities) as are deputed by the owners to undertake the management. It is at the same time essential to the completeness of my statement to report that the number of allotments in Moulton is 216; the number of allotment holders (some occupying more than one allotment) 151, and that the acreage allotted is 116a. 2r. 35p. And thus it comes out that while the land of Moulton is owned by 231 persons it is occupied (exclusive of houses and buildings and of cottages and gardens) by (228 plus 151) 379 persons.—"Spalding Free Press," July, 17th 1894.

B. 15.

Tabulated Evidence of certain Landowners and Agents.

Name and Address.	(a.) Size of Property.	(b.) Number of Tenants.	(c.) Nature of Tenancies.	(d.) Land turned to Grass since 1882.	(e.) Number of Farms on hand.	(f.) What sized Farms let the easiest.	(g.) Is the Land worse farmed than 10 Years ago.
Mr. J. Walker, agent, Estate Office, Revesby, Boston.	Acres. 7,800	49	Yearly	140 acres	None. No difficulty in letting farms.	200 to 300 acres	Land is not so carefully farmed, but is not depreciated in value from that cause.
Mr. Michael R. Thorold, Sutton Bridge, Lincolnshire.	9,400	28	Yearly	Very little grass, has rather been turned to arable.	None. No difficulty in letting farms.	200 to 400 acres	Not materially.
Mr. R. N. Sutton Nelthorpe, Scawby.	7,622	32	Yearly. Six months' notice.	Appreciably none. One field for accommodation of cowkeepers, who asked for it, and declined to use it when laid down.	None	No particular size. All let at reasonable rent, calculated on ruling prices.	Somewhat worse. Less money spent on labour and upkeep of fences gates, &c.
Mr. Vernon Yonge, (agent to Sir Hugh Cholmeley).	11,500	40	Yearly	No large amount of permanent grass, but on strong land tenants leave their seeds down two or three years or longer.	About 1,800 acres. It is difficult to let farms to men of capital, especially strong land. Turnip and barley farms ar more easily let.	It depends on the soil, but as a rule 100 acres and 250 acres let more easily than larger ones, if good land.	Some tenants are farming as well, others not.

TABULATED EVIDENCE of certain LANDOWNERS and AGENTS—*continued.*

Name and Address.	(a.) Size of Property.	(b.) Number of Tenants.	(c.) Nature of Tenancies.	(d.) Land turned to Grass since 1882.	(e.) Number of Farms on hand.	(f.) What sized Farms let the easiest.	(g.) Is the Land worse farmed than 10 Years ago.
Earl of Ancaster, Normanton Park, Rutland.	Acres. 57,664	874	Yearly	—	14 farms (7,000 acres). No difficulty in letting farms at a rent.	10 to 200 acres	I consider the farmers are farming the land worse than they did 10 years ago. The property has decreased 10 per cent. in value at the lowest.
Colonel M. Hutton, Gate Burton, Gainsborough.	3,300	16	Yearly	150 acres	Two on hand. Not much difficulty in letting at present low rents.	100 to 150 acres	Farmers as a rule are employing less labour.
Mr. S. Oglesby (agent to Mr. C. C. Sibthorpe), Canwick.	6,549	43	Yearly	About 250 acres	None, and have not had a single farm on hand during the whole period of depression.	From 100 to 300 acres, but no difficulty whatever in letting.	Yes, for want of capital to employ labour. Strong land decreased in value 30 to 40 per cent., Cliff land 20 per cent.
Mr. J. Hutchinson, (agent to Earl Brownlow).	11,643	51	Yearly	Only an odd field or so.	One of 466 acres. It is difficult to find substantial and competent tenants.	150 to 200 acres, applied for chiefly by men who have lost capital on large farms, and are compelled to reduce the size of their holdings.	Yes, less artificial manure is used; fences, gates, watercourses, and repairs to buildings are neglected.
Mr. J. Hutchinson, (agent to the Cust estates), Lincolnshire and Nottinghamshire.	16,843	82	Yearly	Only an odd field or two.	One of 532 acres. It is difficult to find substantial and competent tenants.	150 to 200 acres, applied for the same as above. (*See* Lord Brownlow.)	Yes, less artificial manure is used; fences, gates, watercourses, and repairs to buildings are neglected.
Mr. Edmund Turnor, Panton, Wragby.	21,000	98	Yearly, with a six months' notice. The agreements are printed, and embody the Lincolnshire Custom.	About 1,000 acres permanent, but on clay land alternate grasses are now often allowed to lay down three or four years.	Including two parks, and home farms I am farming about 4,220 acres.	Small farms under 100 acres. There is a demand for farms up to 250 acres. I will now take a man at 6*l.* an acre instead of 10*l.*, as stock, &c. are easier to buy.	Generally speaking, I do not consider the land to be much deteriorated. On some farms weeds may have increased, as less labour is employed.
Mr. A. Campbell, (agent to Sir F. Astley Corbett), Elsham.	9,500	54	Yearly	About 20 acres	None on hand. We do not find it so easy now to get tenants for large farms.	50 to 150 acres	The land is not so well farmed as 10 years ago.
Mr. C. Beasley, (agent to Sir W. E. Welby Gregory, and occupier of 1,000 acres), Harston, Grantham.	15,200, let in farms, besides other land, woods, home farm, allotments, &c.	107	Principally yearly	As near as I can say, about 2½ per cent. of the arable land, and about 1¾ per cent. was laid down a few years before 1882.	None on Sir W. E. Welby Gregory's estate. Any difficulty in letting is entirely a matter of rent. I have been in one case obliged to take less than ⅓ of the old net rent, so got no rent for the land, and barely 1 per cent. for cost of buildings, drainage, &c.	It is quite as difficult to let small arable farms as large ones. Small grass farms would let, but are scarce, the land not being suitable.	I think that owing to the reduced rents and better seasons the land is better farmed than 15 years ago, but not so well as 20 years ago.
Mr. Vyner, Gautby, Lincoln.	15,000	69	Yearly	—	2,339 acres. I find it difficult to let farms.	200 to 300 acres	Yes, the farmers are unable to employ as much labour, in consequence of impecuniosity.
Mr. Hervey, agent to the Marquis of Bristol, Sleaford.	13,000	289	Yearly	Not much, possibly about 200 acres.	None. No difficulty in letting at reduced rentals.	From 400 to 500 acres.	The farming is not so uniformly good as it was, but I should not say this has had much to do with the decrease in value.
Captain Pretyman, Rily Grove, Stallingboro'.	5,600	38	Yearly	—	None	From 10 to 20 acres, and from 50 to 100 acres. No difficulty in letting.	—
Earl of Yarborough, Brocklesby.	54,139	407	Yearly	Very little, only odd fields for accommodation. It does not pay on the east coast to put land to grass.	Only one of 250 acres, caused by dirty cultivation by a bad tenant.	Under 350 acres. No difficulty in letting when in clean condition.	The value of the land is not decreased at all from bad farming, only hedges, gates, &c. have not been so well kept up and in repair.
Lord Carrington	9,534	63	Yearly	None	None	Anything under 150 acres.	—

TABULATED EVIDENCE of LANDOWNERS and AGENTS—*continued.*

Name and Address.	(h.) Number of Tenants occupying Farms. Under 50 Acres.	From 50 to 100 Acres.	From 100 to 200 Acres.	From 200 to 300 Acres.	From 300 to 400 Acres.	From 400 to 500 Acres.	Over 500 Acres.	(i.) Changes in Tenants in the last 10 Years.	(j.) Method of obtaining new Tenants.
Sir Hugh Cholmeley, Grantham.	15	5	5	8	6	3	3	A great many, nearly half, of the larger farms have changed hands.	Advertise.
Earl of Ancaster, Normanton Park.	641	64	89	39	24	10	7	From 2 to 3 per cent.	The son has always first chance, or, at any rate, someone on the estate.
Colonel M. Hutton, Gate Burton.	3	2	6	5	—	—	—	Five	There is generally an application.
Mr. C. C. Sibthorpe, Sudbrooke Holme.	19	4	9	4	4	1	1	Only four	Have always plenty of applications.
Earl Brownlow, Belton House.	11	14	10	7	4	2	3	Not many	—
	Many cottage holdings and allotments.								
The Cust estate	14	15	21	13	13	4	2	Not very many	—
	Many cottage holdings and allotments.								
Mr. E. Turnor, Panton Wragby.	37	10	12	9	9	7	14	About 17, including cases where a son succeeded his father.	Generally advertise. When I let a farm character and capital come before rent.
Mr. A. Campbell (agent to Sir F. Astley Corbett), Elsham.	27	35	5	3	5	1	5	Not many	Let it be publicly known that farm is vacant. Generally have to put up some new buildings.
Sir W. E. Welby-Gregory.	50	8	16	16	6	5	6	Not a great number, but many more than in the 10 years before 1879.	I have not found it necessary to advertise. I consider that when it is known that tenants are well treated, and rents fixed to meet prices, there are always applicants for good farms.
The Revesby estate	25	4	8	3	6	1	2	Very few.	—
Mr. W. Thorold, Sutton Bridge.	3	3	3	5	4	6	4	Not many	I have generally applications in hand.
Mr. Sutton Nelthorpe, Scawby.	6	5	7	5	5	2	2	Six in 32, two being deaths. About 2 per cent.	I select the best from the applicants. Not necessarily the one who offers most rent.
Marquis of Bristol, Sleaford.	261	7	5	2	3	1	10	Not more than usual, as rents have been continually reduced to meet the times and encourage tenants to remain.	No difficulty in obtaining good tenants, but of course at much reduced rentals.
Earl of Yarborough, Brocklesby.	276	20	30	17	13	17	34	Very few, except in succession.	Generally breed them.
Captain Pretyman, Riby Grove, Stallingboro.	29	4	6	3	1	1	4	Seven. Proportion is 7 to 48.	The land is applied for.
Lord Carrington	30	4	9	10	6	2	2	Nine, of which four were caused by death. Lord Carrington has never given a tenant notice to quit.	—

B. 16.

NUMBER of AGRICULTURAL HOLDINGS in 1892, with ACREAGE and RENT, on the EARL OF ANCASTER'S ESTATE.

Size of Holding.	1. Number.	2. Acreage. A. R. P.	3. Rental. £ s. d.
1 acre and not exceeding 5	332	611 0 16	1,259 16 0
5 acres „ „ 10	121	899 0 9	1,970 15 8
10 „ „ „ 20	91	1,332 0 4	2,307 5 10
20 „ „ „ 50	97	3,061 3 5	4,415 16 6
50 „ „ „ 100	64	4,835 3 14	6,296 18 8
100 „ „ „ 300	128	22,718 1 35	25,835 13 10
300 „ „ „ 500	34	13,049 1 30	14,579 13 0
500 „ and upwards	7	6,539 0 21	5,408 17 4
Total	874	53,046 3 14	62,074 16 10

TABULATED EVIDENCE of certain FARMERS.

Name.	District.	Landlord.	(a.) Length of Occupation of Farm by Tenant or his Family.	(b.) Size of Farm and Proportion of Arable Land.	(c.) System of Farming.	(d.) (1.) Buildings. (2.) Drainage (farm premises). (3.) Drainage of land. (4.) Water supply.	(e.) Nature of Tenancy.	(f.) (1.) Rent. (2.) Rates. (3.) Taxes. (4.) Tithes.	(g.) (1.) Reductions or (2.) Abatements in rent since 1882.	(h.) Is Labour Bill higher since 1882.	(i.) Since 1882, has labour on your farm been curtailed by— (a.) Conversion of arable land to grass. (b.) Use of machinery. (c.) Desire to economise in the labour bill.
LOUTH UNION.											
Mr. W. Scorer, farmer.	Burwell, Louth -	Mr. W. Hornsby, Burwell Park.	58 years	392 arable. 99 grass. 491 acres.	Four and five field.	(1.) Good (2.) Good. (3.) Good. (4.) Good.	Yearly -	(1.) 22*s.* per acre for home farm, 50*s.* for marsh grass (43 acres).	—	No - -	No.
SLEAFORD UNION.											
Mr. Charles Clarke, farmer.	Ashby - de - la - Launde, Lincoln.	Executors of late R. J. W. King, Esq.	60 years -	1,160 arable. 40 paddocks. 1,200 acres.	Four field system	(1.) Pretty fair (2.) Yes. (3.) Yes. (4.) Pretty well.	Yearly - -	(1.) 800*l.* - (2.) About 125*l.*	(1.) 330*l.* in 1885, 200*l.* in 1890.	Not much -	(*a*) No. (*b.*) Yes, I should say a little. (*c.*) Certainly.
A farmer - -	Heckington -	—	12 years -	186 arable. 120 pasture. 306 acres.	Breeding stock and fatting them for butcher.	(1.) Good - (2.) Good. (3.) Good. (4.) Good.	Yearly - -	(1.) 450*l.* - (2.) 56*l.* 18*s.* 6*d.* (3.) 58*l.* 15*s.* (4.) None.	(1.) 295*l.* in 1883 and 150*l.* in 1887. (2.) 20 per cent. last year.	About the same	—
Mr. John Todd, farmer.	Kirkby Green and Scopwick.	Right Hon. H. Chaplin, M.P.	7 years - -	600 arable. 190 pasture. 790 acres.	Four field system	(1.) Yes - (2.) Yes. (3.) Yes. (4.) Yes.	Yearly - -	(1.) 554*l.* - (2.) 61*l.* (3.) 30*l.* (4.)	(1.) (2.) 15 per cent. off this year.	A little higher than in 1887.	(*a.*) No. (*b.*) (*c.*) We cannot keep the farm properly cultivated.
SPILSBY UNION.											
Mr. J. N. Scorer, farmer.	East Kirkby, Spilsby.	Hon. Mrs. E. Stanhope.	3 years -	400 arable. 235 grass. 635 acres.	Five field system	(1.) Yes - (2.) Yes. (3.) Not all. (4.) Yes.	Yearly - -	(1.) 24*s.* per acre. (2.) 85*l.* 15*s.* 11½*d.* (3.) 8*l.* 19*s.* 4*d.* (4.) None.	(2.) 20 per cent. in 1892. (2.) 15 per cent. in 1893.	—	(*a.*) Yes. (*b*) Yes. (*c.*) Yes.

Name.	District.	Landlord.	(a.) Length of Occupation of Farm by Tenant or his Family.	(b.) Size of Farm and Proportion of Arable Land.	(c.) System of Farming.	(d.) (1.) Buildings. (2.) Drainage (farm premises). (3.) Drainage of land. (4.) Water supply.	(e.) Nature of Tenancy.	(f.) (1.) Rent. (2.) Rates. (3.) Taxes. (4.) Tithe.	(g.) (1.) Reductions or (2.) Abatements in rent since 1882.	(h.) Is Labour Bill higher since 1882.	(i.) Since 1882, has labour on your farm been curtailed by— (a.) Conversion of arable land to grass. (b.) Use of machinery. (c.) Desire to economise in the labour bill.
SPILSBY UNION—*cont.*											
Mr. John W. Budibent, farmer.	Rigsby, Alford -	Mrs. Hamilton Ogilvy.	6 years - -	560 arable. 252 pasture. 812 acres.	Four field on chalk chiefly, and five field on strong.	(1.) No - - (2.) Yes. (3.) Yes. (4.) Yes, but it has to be pumped with horse-power.	Yearly - -	(1.) 22*s.* 6*d.* per acre. (2.) (3.) (4.) None.	(1.) About 28 per cent. in 1888. (2.) 15 per cent. since 1892.	Just about the same.	(a.) Yes, to some little extent. (b.) No. (c.) Yes.
NEWARK UNION.											
Mr. William Hutchinson, farmer.	Marston -	Sir J. H. Thorold, Bart.	300 years -	448 arable. 90 pasture. 538 acres.	No fixed system	(1.) Yes - - (2.) Yes. (3.) Yes. (4.) Yes.	Yearly - -	(1.) 460*l.* - (2.) 52*l.* 10*s.*	(1.) 183*l.* in 1883, 64*l.* in 1887, 70*l.* in 1888.	—	—
BRIGG UNION.											
Mr. W. C. Brown	Appleby, Doncaster.	Lord St. Oswald	About 115 years.	524 arable. 106 pasture. 630 acres.	Formerly four course, but now odd cropping to suit potatoes, turnips, seed, corn.	(1.) Fair, some renewal wanted. (2.) Yes. (3.) Yes, but tenant has done it all at great cost, landlord finding tiles. (4.) Not so good now as I keep more cows, and drier seasons.	Six months' notice.	(1.) 682*l.* - (2.) About 60*l.*	(1.) 20 per cent. about 1886. (2.) Remissions for some years, the late lord gave 10 per cent. half year before he died.	Double because I grow potatoes, &c.	—
HORNCASTLE UNION.											
Mr. William Hubbleday Ward, farmer, and owns 600 acres.	Unions of Horncastle, Spilsby, and Boston.	Duchy of Lancaster and Captain Hurrell.	57 years on my own land. 17 to 20 years on other.	2,600 acres -	5, 6, and 7 field -	(1.) Good - (2.) Good. (3.) Good. (4.) Good.	Duchy of Lancaster, land on lease. The rest yearly.	(1.) 1*l.* to 27*s.* per acre. (2.) 4*s.* per acre drainage. (3.) (4.)	(1.) 500*l.* on Carrington Farm in 1892. (2.) 7½ per cent. in 1892 by Duchy.	Less men employed, but about the same cost.	(a.) Yes. (b.) Yes. (c.) Yes.

Name.	District.	Landlord.	(a.) Length of Occupation of Farm by Tenant or his Family.	(b.) Size of Farm and Proportion of Arable Land.	(c.) System of Farming.	(d.) (1.) Buildings. (2.) Drainage. (farm premises). (3.) Drainage of land. (4.) Water supply.	(e.) Nature of Tenancy.	(f.) (1.) Rent. (2.) Rates. (3.) Taxes. (4.) Tithes.	(g.) (1.) Reductions or (2.) Abatements in rent since 1882.	(h.) Is Labour Bill higher since 1882.	(i.) Since 1882, has labour on your farm been curtailed by— (a.) Conversion of arable land to grass. (b.) Use of machinery. (c.) Desire to economise in the labour bill.
Bourne Union.											
Mr. Edward J. Grummitt, farmer.	Folkingham -	Lord Ancaster and Mr. T. A. Heathcote.	200 years at Stamfield, 28 years at Folkingham.	363 arable. 381 pasture. 744 acres.	5 and 6 field course.	(1.) Good - (2.) Good. (3.) Good. (4.) Good.	Yearly - -	(1.) Stamfield 26*s.* 6*d.* per acre, Folkingham 25*s.* per acre. (2.) 165*l.*	(1.) Reduced from 42*s.* per acre on Folkingham. (2.) Several handsome returns on Stamfield.	Not in money, but in proportion to value of produce considerably.	(1.) No. (2.) Yes. (3.) The desire is there but economy is difficult.
Mr. R. Bettinson, farmer.	Thurlby Bourne	—	—	—	3, 4, and 5 course	(4.) Yes - -	Yearly - -	(2.) About 4*s.* an acre. (3.) The usual property tax. (4.) None.	—	Yes, from 12 to 15 per cent.	(1.) A little. (2.) Not since 1882. (3.) Necessary work cannot be curtailed.
Caistor Union.											
Mr. John Sowerby.	Coxwold - -	Mr. William Thorold.	16 years -	1,200 arable. 300 grass. 1,500 acres.	Four field system.	(1.) Fair, but ancient. (2.) Fair. (3.) Good. (4.) Good.	Yearly since 1892.	(1.) 1,200*l.* - (2.) 110*l.* (3.) 30*l.* (4.) None.	Rent 2,300*l.* till 1887, 20 per cent. abatement till 1892. (Rent 1,840*l.*, then 1,700*l.* to 1893, then 1,200*l.* till May 1895).	No, rather lower	(*a.*) No. (*b.*) Not much. (*c.*) Yes.

B. 18.

Letters by the "Times" Commissioners in 1850 on the Condition of Agriculture in Lincolnshire.

The county of Lincoln presents many features of interest to the agriculturist. It embraces a great variety of soils and modes of cultivation, varying from the richest pastures to the most sterile sands, and exhibiting on various soils the treatment which experience has taught in the management of stiff clays, fens, warp-land, sands, Wolds, and Heath. In this county, too, has chiefly risen into prominence that system of compensation to the outgoing tenant for unexhausted improvements, which is believed by many to have been the foundation of the agricultural progress of Lincolnshire. Entering the county from the south, an extensive district of fenland is traversed reaching up to the city of Lincoln, where, on the summit of the hill, rise the towers of the stately cathedral. At this higher level, some 150 feet above the vale, stretches a tract of dry turnip land running north and south of the city about 40 miles, and still known as Lincoln Heath. Nearly parallel with this, but separated from it by the great central vale of the county, lies the district called the Wolds, and between that and the sea extends a tract of richer and heavier land. On the north-western boundary of the county, on both banks of the Trent, is that low-lying tract of land on which the peculiar process of warping is carried on.

We now propose to enter into some details of the present state of agriculture in the Wold and Heath portions of the county, and then to give a very brief description of the process of warping and its effects.

The system of husbandry general throughout the district is the four or five course. This will no doubt come to be modified by the change which railway accommodation will afford; this county, which was formerly somewhat remote, being now covered with a network of railways, giving ready access on the one side to the seaports, and on the other to the great central markets for agricultural produce for supplying the dense population of the manufacturing districts. Taking the line of country traversed by the railway from Lincoln northwards by Market Rasen and Caistor, the land is generally very insufficiently drained, and by no means well managed. On the stiffer clays little seems to have been done in removing the stagnant water; the grazing lands being much covered with rushes, and fallows on the land in cultivation, being foul and out of condition. Approaching Caistor, a large extent of weak sandy soil is passed, on part of which a very great improvement has been effected by claying. We were favoured with some interesting information by the gentleman who commenced the practice—Mr. Dixon, of Holton. Twenty-two years ago, when he came into possession of the estate, there were 500 acres of rabbit-warren, which the tenant refused to hold at a rent of 50*l*. He took it into his own lands, and by covering it all with clay, and by under-draining, he now considers the same land worth 16*s*. an acre, or 400*l*. a year. The expense of claying varied, according to the distance from which the clay had to be carted. In some cases it was got in pits in the field where it was applied; but in general it had to be brought from spots at a higher level than the sandy tract. There, beneath the surface, beds of whitish marly clay, mixed with chalk and flints, are found four or five feet in thickness. These are opened out like a quarry, and the face is wrought down by pick and shovel. It is then filled into carts and conveyed to the sandland, where it is laid on at the rate of 60 yards an acre. It is usually laid on land in preparation for green crops, where, after being exposed some time to the action of the weather, it breaks down and mixes with the sand. The whole field is at the same time under-drained with tiles, the cost of both operations averaging from 12*l*. to 14*l*. an acre. After the field has been green-cropped, and when the subsequent barley crop has been removed, 30 yards more of clay are spread over the seeds, the whole dose being thus 90 yards an acre, not applied all at once, but in two separate applications. The effect of this mixing of soils has been to convert a weak sand, unfit for the production of any valuable crop, into light land of fair quality, on which, by good farming, clover, wheat, turnips, and barley may be taken in regular succession. The quality of the clay should not be overlooked, as it is highly calcareous, and is probably not often to be found in proximity to tracts of sand. A different description of clay, more unctuous and of a black ferruginous character, was tried by Mr. Dixon, and, instead of proving beneficial, was very injurious. Beyond Mr. Dixon's estate this tract of sandy land seems, with few exceptions, to be badly managed.

The strong clays are by no means so well managed in Lincoln as in Essex and Suffolk. In executing drainage it is common for the landlord to supply tiles, and the tenant to put them in; but a great deal yet remains to be done by both. The old form of raised ridges is still maintained, from the difficulty experienced on this kind of land of levelling them down without injury to the surface. The best soil on the top of the ridge, when levelled into the hollow, exposes a barren subsoil, which requires many years exposure to the air and to the influence of manure before it becomes fertile. Where the land is well drained and carefully tilled it yields large crops. The usual succession is clover or seeds, wheat, turnips, barley, fallow, wheat or oats sown down with seeds. It being common to hold a quantity of grass land along with a clay land farm, the farmer is enabled to keep a considerable stock, which, when wintered in his yards on cake, converts his straw into valuable manure. The rent of this description of soil, like that of all others in this county, varies more according to the character of the landlord than its intrinsic qualities. On Lord Yarborough's estate the clay farms, which are close to a line of railway, and where the landlord gives tiles for drainage without any other charge than that the tenant must put them into his land, the rent varies from 18*s*. to 22*s*. an acre, tithe-free, and the poor-rate is very moderate.

Ascending from the clay lands to the Wolds, we enter on that tract of country which, with the heath, to be subsequently described, has given celebrity to the farming of Lincolnshire. It is situated on the chalk formation at about the same elevation and of much the same character as the land round Holkham, in Norfolk, but much lower and less exposed than the down farms of the southern counties. This tract, extending to more than 200,000 acres, varies considerably in quality, being best where it dips to the lower ground, and very light and sandy towards its highest points of elevation. The rent of the best land rises as high as 32*s*. an acre, and the average is 20*s*., tithe free, and with very low poor rates. The mode of culture is the four or five course, the seeds remaining one or two years down. On one of the better managed farms on the Wolds the following is the routine of cultivation:—Beginning with the turnip crop, the land, after being properly cleaned and wrought, is sown with yellow and white turnips in succession, 1 cwt. of guano and 4 bushels of dissolved bones per acre, mixed with ashes, being drilled in before the seed. The crop is consumed on the ground by sheep, which get no cake unless the turnip crop proves very inferior. If the crop is good, part of it is drawn for consumption in the yards by cattle. It is succeeded by barley, a small proportion being in some cases sown with wheat. The barley is followed by clover and seeds, on which the sheep are turned very early in spring, there being no other provision made for them; and, *as swedes are seldom or never grown*, the yellow and white turnips do not stand late in the season. It is not usual to give any of the sheep stock cake on the seeds, except ewes with twin lambs. The seeds are ploughed in autumn, after being dunged with yard manure, which many farmers prefer applying the previous winter, that the seeds may be benefited as well as the wheat. The wheat is then sown in the usual manner. The straw-yard cattle are seldom fed fat, being principally stores, kept through the winter in fair condition, on 4 lb. per day of oil-cake, and sent down to the richer grazing lands which most Wold farmers hold in the low country, to be fed during the summer. The sheep stock is Leicester or improved Lincoln, a breeding flock being kept, and the produce sold at two years old, seldom earlier. The result of this management is an average crop of 26 to 28 bushels of wheat per acre, and not much more of barley. The reader who has perused our reports from West Norfolk must be struck with the difference of management in the two districts. The alleged impossibility of growing swedes advantageously here will be at once referred to the very scant supply of manure applied to the turnip crop. We should not expect a good crop of swedes in any other district with no more enriching application than 1 cwt. of guano, and 4 to 8 bushels of dissolved bones per acre. One farmer grew last year a quantity of swedes for the first time (four or five acres in upwards of 100 acres of soft turnips), and, having manured the land with dung, in addition to the above quantities

of artificial manure, he succeeded in getting a good crop. This year he intends to grow 20 acres. One is surprised that this discovery has been only now made for the first time. Nor is the cultivation of the land attended to with anything like the same neatness and care which distinguish the best farmers in West Norfolk. It is permitted to get foul, and the same minute attention in the extirpation of weeds from the corn and grass fields is not here observed. The land is chalked as often as it appears to require it, perhaps once in 20 years, the want of it being shown by the appearance of the disease in turnips called "fingers and toes," for which chalking is a perfect cure. Four horses are often used in a plough, but it is a two furrow plough, turning over at this season of the year three acres a day, and usually managed by one man without a driver.

Leaving the Wolds, and re-crossing the central plain, we arrive at the heath farming. This is part of the great tract of land on the lower oolite formation which commences at Bridport, in Dorsetshire, and runs in an unbroken chain through Gloucestershire, Oxford, Northampton, Rutland, and into Lincolnshire. It is a dry reddish, turnip soil, varying from a few inches to a foot or more in depth, lying on a porous calcareous rock. Here the style of farming very much resembles that of the Wolds, only that the crops are somewhat more generously treated. In feeding turnips or seeds, however, cake is very seldom given to any of the sheep stock, except ewes with twin lambs. Top dressings for the corn crops are quite uncommon. A well managed farm of 500 acres will winter 1,000 sheep on turnips. Swedes are successfully grown here. The favourite breed of sheep is the improved Lincoln, which clips from 7 lb. to 8 lb. of wool, and weighs at two years old 30 lb. a quarter. This is a strong necked sheep, differing in that respect from the pure Leicester, and producing more lean meat than that breed. In the yards the cattle receive cake during the winter, some farmers feeding them fat, others keeping them as stores. Half a ton of oil-cake per head is the largest quantity expended by the best farmers. In sowing wheat after clover the land after being ploughed is first well harrowed; the seed is drilled, then covered by the harrows. The land is then rolled and harrowed again after the roller. On the better land wheat is usually sown after turnips up to the beginning or middle of March, "Hunter's white wheat" being the variety found most productive. Hornsby's drop drill is much used for sowing the turnip seed and manure together. Great benefit has been found by ploughing deep in the heath land with a subsoil plough, thus bringing up broken calcareous rock, and at once deepening and manuring the soil. The wheat is built in lofty oblong stacks, containing 60 or 70 quarters, and a great deal of labour is expended in carrying these up very high, and in thatching, and finishing them off neatly. The rent is about 20*s.* an acre, no tithes, and rates low. The better class of land near Lincoln lets at 30*s.* an acre, but rent is scarcely thought a criterion of value, as some landlords let better land at 20*s.* than others let at 40*s.*

The farm buildings on the better class of farms in Lincolnshire are superior to most we have met with in the more southerly counties. On the estate of Mr. Chaplin, of Blankney, many very substantial and complete ranges of buildings have been and are being erected.

A good idea of the process of warping may be got by sailing up the Trent from the Humber to Gainsborough. The banks of the river were constructed centuries ago, to protect the land within them from the encroachments of the tide, or rather to exclude the tide from the land, which was left dry at low water. A great tract of country was thus laid comparatively dry, the tide rising every day within the embankments several feet higher than the cultivated land. The wisdom of one age thus succeeded in restricting within bounds the muddy tidal waters of the river. It was left to the greater wisdom of a succeeding age to improve upon this arrangement, by admitting these muddy waters to lay a fresh coat of rich silt on the exhausted soils, and so to restore them to their original fertility. The process began nearly a century ago, but has become more of a system in recent times. Large sluices of stone, with strong doors to be shut when it is wished to exclude the tide, may be seen on both banks of the river and from these great drains are carried miles inward through the low country to the point previously prepared by embankment, over which the muddy waters are allowed to spread themselves. These main drains being very costly, are constructed for the warping of large adjoining districts, and openings are made at such points as are then undergoing the operation. The mud is deposited, and the waters return with the falling tide to the bed of the river. Spring tides are preferred, and so great is the quantity of mud, that from 10 to 15 acres have been known to be covered with silt from one to three feet in thickness during one spring of 10 or 12 tides. Peat moss of the most sterile character has been by this process covered with soil of the greatest fertility, and swamps which, in the memory of our informant, were resorted to for leeches, are now, by the effects of warping, converted into firm and fertile fields. Near the mouth of the river the water is muddiest, and the process can there be more easily accomplished; but sluices are seen for nearly 30 miles up the Trent, so that even at that distance from the Humber the water has not entirely lost its fertilizing particles of mud. The expense of warping, varies from 15*l.* to 21*l.* an acre. After the new land has been left for a year or two (in clover and seeds) it produces great crops of wheat and potatoes.

The reputation in which Lincolnshire is generally held as an agricultural district has naturally led us to examine the circumstances under which the improvements that have been effected there, took their origin. On this subject we were reminded, in the first place, that a hundred years ago the county was almost a *terra incognita* when compared with the adjoining districts. Without any important seaport town—without any established manufactures, its land boundaries being impassable fens, desolate heaths, and broad rivers—Lincolnshire has little in its external appearance to attract enterprise and capital to the development of its natural resources. Thus it appears to have remained in a comparatively neglected state till the reign of George III., its now celebrated Wolds and Heath lands uninclosed wastes, the fee simple of them hardly more valuable than at present their annual rent; the fen and marsh districts a swampy wilderness, scarcely redeemed from the dominion of the waters. When, therefore, some 60 or 70 years ago, the desert state of the county first began to attract attention, and the landowners became fully aware of the hidden wealth which lay beneath the surface of an uncultivated soil, the discovery was accompanied by a portion of that enthusiasm which animates adventurers in other great undertakings, and under the influence of this spirit great things were accomplished. Let us give a few illustrations. In the parish of Limber four tenants became bankrupt while renting 4,000 acres of land, for which they paid 2*s.* 6*d.* an acre, or 125*l.* each. The same land is now paying eight or nine times that amount of rent, while the men who raised it to its present value, have prospered in the process. Arthur Young expressed his astonishment that the rent of land should have risen on Lincoln Heath, from nothing in most instances, and next to nothing in the rest, up to 10*s.* an acre, the farmers all the time improving in their circumstances. Yet the same land has, since Young wrote, doubled its value; and at Blankney, where in his time Mr. Chaplain had several thousand acres of warrens, let it from 2*s.* to 3*s.* 6*d.* an acre, the same proprietor has now arable land in an excellent state of cultivation, and bringing 20*s.* and upwards per acre. By chances like these, carried out upon a great scale, Lincolnshire has undergone a transition from barrenness to fertility more rapid perhaps, than in any other county in England. Undoubtedly the spirit and enterprise of the principle landowners, seconded by the intelligence and energy of their tenants, have been the chief cause of the change which has been effected. Whatever importance may be attached to other considerations, the personal character of those proprietors who led the way in improvement was the main secret of the success which has attended their efforts. Liberal treatment of tenants, a careful attention to their happiness and comfort, and the confidence created that the fruits of their industry and capital would be secured to them, seem to have been the principles which have actuated the great landholders. In the Yarborough family this policy has been so long maintained as to have assumed a traditional character. With such landlords as Mr. Chaplin the interest which belongs to so noble a spirit is still personal. On the Brocklesby estate, farms are held in the hands of the same families for generations, and a distinct and long recognized preference is shown to hereditary claims. When a tenant dies, his executors take charge of the farm for the benefit of his son if he happens to be under age; and should the widow marry

again, the rights of any child by the first marriage are still carefully preserved. Should one member of a family misconduct himself, the next of kin who is a farmer, is selected to fill his place, and so the ties of interest, which on other properties alone, bind together the owner and occupier of the soil, are here strengthened by that regard for blood and old association which formed so attractive a feature of feudal times. The present Earl of Yarborough, besides continuing and extending that liberal treatment of his tenantry which distinguished his predecessors, has engaged in vast undertakings for developing the resources of Lincolnshire by means of railways and docks. Mr. Chaplin spends his income upon his own estate, and dedicates his best energies to the improvement of the land and the welfare of all who reside on it. His farms are not only moderately rented, but he is always willing to meet the wishes of his tenants with reference to permanent improvements. He has no agent interposed between him and them, and manages everything himself. On the rent day his tenantry dine with him, and throughout the year he lives among them, and freely communicates with them on every subject of mutual interest. He is more a liberal landlord than an indulgent one, carefully distinguishing between good and bad farmers in the distribution of his favours. From the tenants his watchful solicitude extends to the labourers on his estate, and he has built many comfortable cottages, which, with pieces of garden ground attached, are let at a very moderate rent. Though advancing in years he still follows the hounds, and his love of hunting, combined with his qualities as a landlord and magistrate have brought him to be generally regarded as almost the *beau ideal* of a fine old country gentleman. The influence of such examples among the proprietors of a county it is hardly possible to over-estimate. From it has sprung up a very high degree of mutual confidence between the owner and occupier of the soil, which is the more remarkable as it exists without the guarantee of a lease. Lord Yarborough's and Mr. Chaplin's tenants would rather be without leases; yet, at the same time, they admit that it might be otherwise if they had different landlords. Tenancies from year to year are, however, the general rule in Lincolnshire. They are accompanied by a number of customary allowances to outgoing tenants, calculated to obviate any injurious influences which may arise from the uncertain hold which occupiers thus have over the land. These customary allowances are, in the language of the country called "tenant right"; and, though some doubts were expressed to us whether the sage was sufficiently certain as to render this "right" a legal one, still in practice it is universally admitted; the landlord acceding to it when a farm comes into his own hands, and refusing to admit an incoming tenant who does not comply with the custom. That custom varies considerably in different parts of the country and on different estates. It is also, as will be seen from time to time, extended in its operation as advances are made in the practice of agriculture. The usual allowances in North Lincolnshire, however, include draining, marling, chalking, claying, lime, bones, guano, rape dust, and oil cake. The following is an explanation of the scale on which these allowances are usually made:—

"When the landlord has found tiles, and the tenant has done the labour, if done within 12 months before the end of the tenancy, and no crop has been taken from land after the training thereof is completed, the whole cost is allowed. If one crop has been taken from such land, three-fourths of the cost is allowed, and so on, diminishing the allowance by one-fourth for each crop taken, but this allowance is made only when the work is well and properly done by the tenant to the satisfaction of the landlord or his agent, expressed in writing. For marling or chalking, if done within 12 months before the end of the tenancy, the whole cost is allowed; for that done in the previous year seven-eighths of the cost are allowed; and so on, dimishing the allowance by one-eighth for each year that shall have elapsed since the marling or chalking. For lime used within 12 months before the end of the tenancy, if no crop has been taken from the land limed in that year, the whole cost, including labour, is allowed; if one crop has been taken from such land, three-fourths of the cost is allowed, and so on, diminishing the allowance by one-fourth for each crop taken, but this allowance is made only when the work is well and properly done by the tenant to the satisfaction of the landlord or his agent, expressed in writing. For marling or chalking, if done within 12 months before the end of the tenancy, the whole cost is allowed; for that done in the previous year seven-eighths of the cost are allowed; and so on, diminishing the allowance by one-eighth for each year that shall have elapsed since the marling or chalking. For lime used within 12 months before the end of the tenancy, if no crop has been taken from the land limed in that year, the whole cost, including labour, is allowed; if one crop has been taken from such land, four-fifths of the cost are allowed; and so on, dimishing the allowance by one-fifth for each crop taken from such land. For claying on light land a similar allowance to that for lime. For bones used within 12 months before the end of the tenancy two-thirds of the cost are allowed, and for those used in the previous year one-third of the cost. For guano and rape dust used within 12 months before the end of tenancy, for turnips or other green crop, two-thirds of the cost are allowed. For oil-cake, given to cattle and sheep, one-third of the cost price of that so used within 12 months before the end of tenancy, and one-sixth of the cost price of that so used in the previous year is allowed."

When the tenant is entitled to a following or way-going crop, it is taken into account in making the foregoing allowances, and the usual payments are also made for acts of husbandry, such as the lending out of manure or other labour for the sole benefit of the landlord or the incoming tenant. The amount of these allowances is generally determined by two arbitrators, and an umpire appointed by them when they cannot agree; they inspect the land to which their arbitration applies, and they also examine evidence for and against the claims put forward. In practice little difficulty is said to arise; and as the award is made, in general terms, of a gross sum without any particulars furnished, there is no room left for caval. The arbitrators and their umpire are generally farmers themselves, whose character and experience are believed to fit them for the duty. They receive 2*l.* each per day when engaged in the business of the arbitration, the whole expense of which is from 30*l.* to 50*l.* Whether the evidence received on these occasions for and against claims is always of a satisfactory character may be doubted; and where an outgoing tenant has another farm in his possession, it is acknowledged that a fraudulent use may be made of receipts for purchased manures, &c., as proof; but, notwithstanding these obvious drawbacks and disadvantages, the practice, as a whole, is looked upon with great favour by the most intelligent agriculturists of Lincolnshire. The tendency of late arbitrations has been regarded by some landlords and their agents as too much in favour of the out-going and against the in-coming tenant, and some unsuccessful attempts have been made to check this tendency. It has also become not unfrequent for landlords to dispense with the custom of the country by embodying the claims of out-going tenants in a special agreement, Some difficulties have arisen in consequence of this. When an out-going tenant is entitled to the way-going or following crop, the incoming tenant's capital is taxed for the rent of the land from which that way-going crop is taken; but this hardship is in some measure rectified when under similar circumstances he quits the farm himself. When, however, the practice as to the allowances to out-going tenants is made a matter of special agreement in writing, the right to the way-going crop is apt to be overlooked, and we heard of one case where a landlord had very unfairly taken advantage of this omission to deprive his out-going tenant of his undoubted right to the way-going crop, the price of which he had paid on entering into possession of his farm. Viewed as a whole, the allowances in Lincolnshire to out-going tenants appear to have worked beneficially for its agricultural interests; but we are far from ascribing to the usage the whole, or even the most considerable portion, of the progress which has been made. It has not led to fraud and roguery, as we found to be the case in Surrey and Sussex, where a usage somewhat similar in principle, but totally different in practice and detail, exists. The Lincolnshire system is a much greater boon to the improving farmer, securing his interests in draining, marling, and other sources of heavy out-lay, the benefits of which are still unexhausted when he leaves, and in some important respects being less likely to afford room for imposition. But we have no hesitation in stating, as the result of our inquiries, that moderate rents and perfect confidence on the part of the tenants in the justice of their landlords have had far more to do with the agricultural progress of Lincolnshire than these customary allowances. The farmers with whom we conversed on the subject were entirely of that

opinion, and seemed to consider compensation for unexhaustive improvements as, however important in itself, secondary to that perfect confidence between a good landlord and a good tenant.

The rate of wages in Lincolnshire is at present 10*s.* a week, and labourers are said to be very well off. They, however, often pay high rents for their cottages, being swept out of parishes held by one or two large proprietors, and compelled to live in open parishes at a great distance from their work. In no county yet visited by us have the evil effect resulting from the present law of settlement been more prominently brought before us than here. Labourers, finding six or seven miles of a walk added to their day's labour, frequently ride on donkeys to their work and home again at night. The farmers willingly give accommodation to the donkeys, as they save the men. The system of driving labourers off the large estates appears now to have received a check, and landlords are paying more attention to the building of good cottages and letting them at moderate rents to industrious men. We found in Lincolnshire that some of the farmers board a certain number of their regularly employed farm servants, paying them yearly wages. Others, who do not like to have them in their houses, send them to live with their bailiffs. This last-mentioned plan does not seem to work well, and the first also has some disadvantages, but in these times of severe pressure it becomes necessary for the farmer to consider whether it is most economical and best to feed and house as many of his labourers as possible, or to pay them wages and leave them to provide for themselves.

We will now give a description of that immense district of Fen country, which extends from the estuary of the Wash into the six countries of Cambridge, Lincoln, Huntingdon, Northampton, Suffolk, and Norfolk. The space thus covered is calculated to be upwards of 680,000 acres, and the whole forms a level continuous plain about 70 miles in length and from 20 to 40 in breadth. From the high grounds which surround this vast expanse of country six large rivers descend into it, viz.:—the Ouse, the Nene, the Cam, the Witham, and the Welland. These in their course to the sea move along the level of the Fens so slowly that the whole district would without proper precaution become flooded by them. Accordingly great works have been formed, and an immense expense incurred in confining the waters within appointed channels, and causing them to find their way to the ocean without injury to the land through which they pass. In remote times the whole district now comprised within the great level of the Fens, appears to have been a vast bay of the sea, studded with islands. To this probably succeeded a period, when during one-half of the year the waters subsided, leaving an immense tract of boggy wilderness. Human industry persevered, and at length the encroachments of the ocean were placed within bounds. Over the soft surface of that vast alluvial deposit which filled the basin of the Fens vegetable life became developed, and shot up with rank luxuriance. Man still persevered. The Romans built banks for repelling the sea, and opened drains for carrying off the stagnant waters. On spots slightly raised above the level of the plains the monks erected many abbeys, adorning and cultivating the land around them to the utmost of their power. Then came a new era in the history of the Fens. Within these wastes the turbulent and marauding spirits of a stormy age found shelter, and thither they flocked in great numbers. For the first time since the waters overflowed it the wilderness became populated. In the expressive language of the Elizabethan age it "afforded over-much harbour to a "rude and almost barbarous sort of lazy and beggarly "people." At length the period arrived when private enterprise and capital were directed to the reclamation of the Fens. In 1630, Francis, Earl of Bedford, with 13 gentlemen adventurers, undertook to drain the level which bears his family name, "on condition that they "should have 95,000 acres for their satisfaction." The work which he thus commenced was continued during the Commonwealth by his son William, the first Duke of Bedford, who, assisted by a new company of adventurers, completed a great number of channels to relieve the natural drainage of the Fens, and render the whole district fit for cultivation. So great was the progress thus effected that in 1652, 22 years after Francis, Earl of Bedford, began the work of improvement, we find it recorded that there were "about "4,000 acres thus sown with coleseed wheat and other "winter grain, besides innumerable quantities of sheep, "cattle, and other stock, where never had been any "before." The success of such undertaking is always catching. Companies of adventurers were formed on similar terms to drain other portions of the Fen districts, and even Charles I., himself undertook the improvement of the Eight Hundred Fen, providing for himself a recompense of 8,000 acres. In the reign of Charles II., a corporation was established for the continuance and preservation of the works of drainage in the Bedford Level. The Duke of Bedford was made governor of this body, which has ever since conducted the affairs of the Level, and which consists of six bailiffs and 20 conservators annually chosen. In other districts a similar system of management was adopted. Subject to the general control of commissioners and corporate bodies, individual enterprise in drainage grew up, and the skill of distinguished engineers was largely resorted to. The upland floods were arrested in their progress by catch-water channels, and thus prevented from deluging the low grounds. Where the accumulation of water could not be prevented by ordinary means the power of windmills was resorted to, after the fashion in Holland; and lastly, that source of relief being found uncertain, the steam engine has of late been extensively employed. Mr. Clarke, of Long Sutton, Lincolnshire, in his admirable account of the Fen district, published in the *Royal Agricultural Society's Journal*, mentions that there were in 1847 about 250 windmills, and from 40 to 50 steam engines constantly at work in carrying off the drainage from those lands where a natural outfall could not be secured to it. By these means 680,000 acres of land have been brought into cultivation, instead of being, as Dugdale describes it—

"A region of wild and swampy country, partly cultivated, and partly overflowed, by which overflowing in the winter time when the ice is strong enough to hinder the passage of boats and yet not able to bear a man, the inhabitants upon the hards and the banks can have no help of food, nor comfort for body or soul, nor supply of any necessity save what those poor desolate places do afford. And what expectation of health can there be to the bodies of men where there is no element good? the air being for the most part cloudy, gross, and full of rotten harrs; the water putrid and muddy, yea, full of loathsome vermin; the earth spongy and boggy, and the fire noisome by the stink of smoking hassocks."

With regard to the character of the soil thus redeemed for the use of man, it consists principally of an alluvial deposit, the chief feature of which is a blue calcareous clay. On this, as a substratum, there extends from Cambridge northwards to Lincoln an immense crust of peat land or turf, in length about 80 miles, and varying considerably in breadth and thickness. At one point it is 24 miles broad, but the average may be stated at 10 miles. In some places it is several yards in thickness, in others only a few inches. This peat land or "black fen" is formed of decayed vegetable substances, and has in its natural state all the absorbent qualities of a sponge; but when mixed with the clay beneath, its defects are remedied and it becomes very productive. Nearer to the sea, and principally in Lincolnshire, the alluvial clays and sands of the Fen district remain uncovered by any peat deposit, and bordering upon the ocean the soil is formed of loam and silt, which constitute the marsh district. These last-mentioned descriptions of land extend from Lynn through Wisbeach, Holbeach, and Boston to Wainfleet, and for some distance along the sides of the rivers which discharge into the Wash. Mr. Clarke estimates that they embrace upwards of 130,000 acres. The whole level of the Fens may now be said to be almost freed from the dominion of the waters with which it was once flooded. Even Whittlesey Mere, if it is not already drained, is destined to be so shortly; and Ramsey Mere, 560 acres in extent, "has now farm buildings on its bed, a good "gravel road running through the middle of it, and "produces fine crops of wheat and oats." But the march of improvement is never at an end, and accordingly we find that in this great district, though much has been accomplished, much still remains to be done. Large portions of the land still require underdrainage, a process which the frequent ditches by no means render unnecessary. There are still many districts the watercourses of which are so flooded as to render their proper cultivation impossible. It has been ascertained that where no natural outfall exists steam power is preferable to the windmill; it has also been found that by proper arrangements a natural outfall may be secured where formerly it was considered impossible. Attention is now beginning to be concentrated upon the Wash, which, with its shifting banks

of mud and sand, has been perpetually closing up the mouths of the rivers that discharge into it, and driving back their waters to flood the land through which they flow. In process of time this evil will no doubt be overcome. Already, by an ingenious and simple process, the channel of the Welland has been deepened and extended several miles into the sea, and it has been proposed by an eminent engineer to conduct all the rivers flowing into the Wash to one general outfall in the centre of the present estuary, banking out at the same time from the sea 150,000 acres of land. The great fen level has ceased to be what the name imports. A long and arduous battle, lasting through many centuries, has given man the victory over the waves. The narrative of what well directed enterprise and capital have thus effected may not at present be uninstructive.

A very general outline of the farming practised in the fens is all we can hope to give. The soil is of so peculiar a character, and the mode of cultivation so exceptional, that we have not thought it necessary to examine the whole district with great minuteness. On the higher lying lands, that is, those portions called "highlands," which before the drainage of the fens were islands, the land is principally in grass, and that of very rich quality.. It is grazed with shorthorn bullocks and Lincoln sheep. The bullocks are bought in lean at the autumn fairs, wintered in the straw-yards with cake, and turned out to these rich grass lands in summer. The Lincoln sheep is a mixture of the Leicester breed with the old Lincoln, the produce being of larger size and with longer and somewhat coarser wool than the Leicester. They are fattened at about 20 months old, or perhaps kept a month or two more, when, after yielding a second fleece, they are sold fat, and have attained great weight. The fen farmers buy their stock of sheep at the spring fairs, and are paying for hoggets in the wool at present 30*s.* each, an unusually low price. These hoggets are put partly on the "seeds," partly on the old pastures. In autumn they are folded on cole or rape, receiving also cake, and as soon as this is consumed, generally previous to Christmas, the sheep are sent fat to market. In the winter feeding of bullocks we found that some farmers were substituting cut straw, with meal and boiled linseed poured over it, for oilcake, and were assured that in one case, where 900*l.* used to be expended on a large holding in the purchase of cake, a better effect was now produced by 600*l.* expended on linseed and meal. At Thorney we saw an ingenious plan adopted for preventing yard-fed bullocks from annoying each other when feeding. The food is all placed for them in a long trough under the shed, and when each animal goes forward and puts his head into the trough between upright spars, the feeder pulls a string attached to a simple contrivance, by which the whole of them are confined to their places and released again when they have consumed their food.

The fen land is of very various fertility, but it may be divided into that portion which is more inland, and consequently a fresh-water deposit, and that which lies nearer the sea, and has in the course of ages been formed by the reflux of the tide. The first has usually a surface of black vegetable mould, varying from a few inches to a foot or more in thickness, lying on a bed of clay; the last is a strong silty loam, or more or less thickness, also incumbent on clay. The first, from its porous character, is not generally in need of surface drainage; the last cannot be profitably cultivated without it. The first produces every description of crop with the greatest luxuriance, being friable and easy to till, and readily cleared of root weeds. The latter is generally too stiff for the profitable growth of green crops, is easily injured by the trampling of horses or the use of the plough in wet weather, is much more dependent on the seasons for the quality of its produce, and much more difficult to keep clean and free from root weeds. Oddly enough, with all these disadvantages, it seems to bear the higher rent of the two, so that it is not to be wondered that the farmers of the clay fens are not so prosperous as their more fortunate neighbours on the black land.

The principal thing to be attended to in the management of a fen farm on the black land is to keep the outfalls and ditches throughout the farm open. Some think that all the water should be drained off from the ditches; some think that in dry weather in summer the crops are much benefited by the cool stratum which is maintained beneath the working soil by the presence of water. Practically the water is kept in the ditches at about 2 feet from the surface, thus serving as a fence betwixt the fields and affording water to the stock. The land is so very level that by arranging the sluices at the main outlets of the farm each man may keep such a depth of water as suits his fancy. The next process in fen farming is to give solidity to the black vegetable mould, and this is done by digging trenches at certain distances into the clay, and throwing it over the surface. A trench 2 feet deep and 2 feet wide is made along the field, and the clay which is taken out of it is laid 4 yards over the surface on either side of the trench. The same process is repeated throughout the field, a new trench being opened 8 yards apart from the last. The cost of this operation is about 35*s.* an acre, and is a permanent improvement, not requiring to be repeated during a lease. It is usually done in the division to be fallowed, as the clay has then time to work down among the soil before a crop is sown on it.

The course of husbandry pursued is not very definite, most farmers being permitted to farm as they think best, or at all events according to the custom of the country, and, as that custom is by no means certain, the farmers have sufficient lattitude. The following is the system we found pursued on a well managed farm on the Duke of Bedford's estate at Thorney, in Cambridgeshire. The farm consists of 600 acres, 200 of which are "highland" in permanent pasture. The rest is cultivated as follows: (1) fallow, with root crops, (2) oats, (3) wheat, (4) seeds, (5) wheat, (6) beans, (7) wheat. The fallow is well wrought, pulverised, and cleaned. It is then dunged with eight or ten loads an acre, and a portion planted with potatoes, carrots, mangold, and swedes. The larger portion is reserved for cole-seed, which, after the dung has been applied and ploughed into the land, is drilled with 16 bushels of bone mixed with ashes to the acre. This is usually sown in June, and is ready for the sheep in autumn, one acre affording keep for eight or 10 sheep 12 weeks. The other root crops having been taken up when ready, the land is ploughed and sown early in spring with oats, as it is then in so rich a state that a wheat crop would run too much to straw and be spoiled. The oats yield from 80 to 100 bushels an acre, and as much as 120 bushels have been got off a black coarse variety. After the oats the ground is ploughed and sown with wheat, which is drilled and carefully hoed in spring wherever weeds make their appearance. Clover seeds are sown among the wheat, in equal quantities of red, white, and trefoil, for sheep pasture, and of red alone where it is to be cut for hay. Next year the seeds are pastured with hoggets, of which they carry from seven to eight an acre, and a few beasts on the field besides. They are ploughed up in October, and the land is again sown with wheat. After the wheat is removed a slight dressing of dung is ploughed in, and the following spring the land is drilled with beans. The beans are kept as clean as possible by horse and hand hoeing, but being a dirty crop it is necessary to plough twice and work the land well after them in preparation for the last crop of the coarse wheat. There is not much difference in the yield of the wheat in the various places it takes in the rotation, 44 bushels an acre being reckoned a good crop. The grass land, as already mentioned, is old pasture land of rich fattening quality. 30*s.* an acre for land under tillage, is expended in labour. The farm is tithe free, rent 30*s.* an acre, and poor rates 2*s.* 6*d.* a pound.

Labourers' wages here are 9*s.* to 10*s.* a week, and their cottage rents 3*l.* to 4*l.* a year. The picturesque village of Thorney, standing in the middle of the Duke of Bedford's estate in this quarter, 18,000 acres in extent of rich and valuable land, is ornamented by a new street of labourers' cottages, recently completed by the Duke. They are very handsome, with many conveniences, the apartments being complained of, however, as too small. With good gardens attached to each, they are let at very moderate rents. Very few of his Grace's tenants hold on lease, though many of them have been on their farms for generations; but the most perfect confidence is felt by them in the high character of the family with which they have to deal. They live at rents which, previous to the present great depression of prices, might be reckoned very moderate.

Passing from this to the Wildmoor fen above Boston we get into a different soil, this being a stiff clay loam incumbent on clay. On this soil it is necessary to drain with pipes or tiles, and the outfall now is sufficient to admit of this being done to a depth of three or four feet. At this depth the drains are usually made eleven yards apart, a very frequent arrangement between landlord and tenant being for the former to supply the tiles and the latter to put them in. A vast amount of drainage yet remains to be done, the difference in condition of a drained and undrained farm being very perceptible to

the traveller. Where draining has not been done the farmers are rapidly losing money; and even where it has, this land is so entirely dependent on the prices of grain that the present depression is telling seriously upon them.

The following four-course shift on a farm of 176 acres may be taken as a specimen of the routine of one of the better managed drained farms in the district: (1) Fallow, with roots and cole-seed; (2) wheat or oats; (3) clover and beans; (4) wheat. More than half of the fallow is sown with cole-seed, to be eaten off with cake by sheep; the rest is sown partly with mangold, partly with swedes, and white turnips. Night soil, got from Boston, and mixed with earth, is drilled in with the seed of these different crops, at the rate of ten loads an acre. All the ground that can be early enough cleared of roots is sown with wheat, and the rest in spring with oats, the clover seed being sown at the same time on the half of the division. The other half is dressed with dung and ploughed for beans, which are drilled early in spring. After the clover has been eaten off, about the end of August, the land is ploughed and harrowed, and ploughed again, receiving, as it were, a second fallow, when it is got into a fine friable state and sown with wheat. Dung is either laid on previous to the last ploughing, or is carted on to the ground during frost, and laid over the young wheat, which is considered an excellent plan. Some only plough the land once, but harrow it five times (the horses walking in the furrows which divide the "lands"), and then drill in the wheat. 30 bushels of wheat, and 50 bushels of oats may be reckoned average crops. The best farmers give cake in their yards to the cattle, five tons per 100 acres being considered a very liberal expenditure. Guano or other artificial manures, are but little used. Rents vary, according to circumstances, from 27*s.* to 40*s.* an acre.

The crop of wheat last year on this description of land yielded very badly. Unlike the dry, light lands of the eastern counties, which produced more than an average crop, these heavy soils fell short of their usual growth nearly eight bushels an acre. The low price tells therefore, very strongly here, and many of the farmers are permitting necessary operations, such as the cleaning out of the main drains, to remain unperformed from inability to pay. No reduction of rent of any importance has yet taken place, and in one instance where a representation by a body of tenants was made to their landlord on this subject, the only reply they received was a notice to quit sent to the man whose name stood first on the list. Much of the land in the Fens is held by small proprietors, many of whom are understood to be heavily mortgaged.

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. WILSON FOX
(ASSISTANT COMMISSIONER)

ON

THE COUNTY OF SUFFOLK.

Presented to both Houses of Parliament by Command of Her Majesty.

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SUFFOLK.

To HERBERT LYON, Esq., Secretary,
Royal Commission on Agriculture.

I.—INTRODUCTION.

31, St. George's Square, S.W.,
1st November 1894.

SIR,

1. I HAVE the honour to present to you my report upon the condition of agriculture in the county of Suffolk, where I was making inquiries on behalf of the Royal Commission for about a month from the middle of June to the middle of July last. Introduction.

2. I obtained the information contained in this report in the following way:— Method of obtaining information.

I held a county meeting at Bury St. Edmunds, where I had the opportunity of meeting a large number of the leading agriculturists, particularly in West Suffolk, but also from other districts. My thanks are especially due to Mr. O. D. Johnson, of Barrow, Vice-Chairman of the West Suffolk County Council, for arranging this representative meeting. No pains were spared to make it a success, and for weeks beforehand constant committee meetings were held with a view to perfect the arrangements and ensure that the views of the county on all the most important matters were fully laid before the Commission. Further, the committee who organised the meeting drew up, after mature deliberation, replies to a long list of questions I sent to them, upon which I desired their opinion. This committee consisted of the following gentlemen: Mr. George Hervey, agent to the Marquis of Bristol, Mr. O. D. Johnson, Mr. William Biddell, Mr. R. Burrell, Mr. C. S. Wolton, Mr. W. Peddar, Mr. Browne, Mr. Gittus, Mr. Long, and Mr. Paine.

In East Suffolk I held a meeting under the auspices of the Chamber of Agriculture, but the audience was not limited to members of that Chamber, and there was a crowded meeting of farmers in the Town Hall, kindly placed at the disposal of the Commission by the Mayor. Further, to ensure my meeting the leading agriculturists of East Suffolk, the chairman, Mr. Snell, a large farmer, kindly invited to meet me a party of gentlemen who represented every interest in agriculture, including landowners, agents, yeomen and tenant farmers, manure and cake merchants, bankers, auctioneers, and valuers. The following well-known gentlemen were present: Mr. Snell, Mr. Herman Biddell, the late Mr. H. Spurling, Mr. F. D. W. Burch, Mr. George Fiske, Mr. W. Chandler, Mr. E. Bagot, Mr. Roger Kerrison, Mr. Joseph Smith, Mr. Lingwood, Mr. J. A. Smith, Mr. A. Harwood, and Mr. Hempson.

I also held public inquiries on market days at Bury St. Edmunds, Ipswich, Stowmarket, and Halesworth, and at the latter place I received a deputation from the Blything Union of the Board of Guardians.

I also held meetings of representative farmers at Eye, in the northern part of the county, and at Wickhambrook, Lavenham, and Woodbridge, in the south and south-west.

Further, I met the leading farmers at Debenham at the house of Mr. F. D. W. Burch, at Shotley at the house of the Rev. J. F. A. Hervey, and at Belstead at the house of Mr. A. Harwood.

I also drove to nearly every part of the county, and visited a very large number of farmers on all sized holdings. Mr. Stanford drove me all round the north-east side of the county. Mr. F. D. W. Burch drove me through the north and centre, Mr. Herman Biddell, Mr. Alfred Smith, and Mr. Joseph Smith the eastern side, Mr. Hempson the south, Mr. Rodwell, Mr. Goldsmith, and Mr. Gittus the north and north-west, including the fen district. I also drove right through the south-west, taking all the county south of Bury St. Edmunds.

In December 1894 and January 1895 I made three visits to the county in order to ascertain what changes had taken place since I made my investigations in May and June 1894. During one of these visits I had the opportunity of meeting some Devonshire farmers who had settled in the county.

Of those to whom I am particularly indebted for advice, I would mention the Marquis of Bristol and Mr. George Hervey, his agent, the Earl of Stradbroke and

his agent, Mr. Trotter, Captain Pretyman and his agent Mr. Smith, Hon. Stanhope Tollemache, agent to Lord Tollemache, Mr. Dudding, agent to Lord de Saumarez, Mr. Boa, agent to the Hon. W. F. D. Smith, Hon. L. Johnstone, agent to Mr. Berners, Sir William Parker, Bart., Hon. A. Parker, agent to the Earl of Cadogan, Colonel Barnadiston, chairman of the West Suffolk County Council, Mr. O. D. Johnson, Vice-Chairman, Mr. Donald, agent to the Earl of Huntingfield, Mr. Cheney, agent to Lord Henniker, Mr. Kerry Rix, agent to Sir Savile Crossley, Bart., M.P., Mr. James Toller, agent to the Hon. W. Lowther, Mr. Henry Read, of Beccles, Mr. Norton Garrard, of Hoxne, Mr. Chevallier, of Aspal, Mr. Scrivener, of Sibton Abbey, Mr. J. K. Brooke, of Sibton Park, Colonel Pocklington, Mr. W. N. Waller, Mr. Cecil Joy, agent to the Duke of Grafton, Mr. Blencowe, land agent and auctioneer, Bury St. Edmunds, Mr. W. Biddell, Mr. Herman Biddell, Mr. Rodwell, land agent, Bury St. Edmunds, Mr. Stanford, land agent, Halesworth, the late Mr. H. Spurling, auctioneer, Mr. Alfred Preston, auctioneer, Mr. R. Burrell, of Westley, Mr. Walton Burrell, of Fornham St. Martin, Mr. Payne, chairman of the Risbridge Union, Mr. Phillips, chairman of the Woodbridge Union, Mr. Ernest Prentice, Stowmarket, Mr. Arthur Goldsmith, of Sapiston, Mr. Fiske, Bramford, Mr. Joseph Smith, Hasketon, Mr. J. A. Smith, secretary of the East Suffolk Chamber of Agriculture, Mr. Alfred Smith, Rendlesham, Mr. Burch, of Winston, Mr. Keeble, Tattingstone, Mr. Johnson, manager of the Training College at Hollesley, Mr. A. Harwood, Belstead, Mr. Hempson, Ewarton, Mr. F. Gittus, Mildenhall, Mr. Mawby, Bury St. Edmunds, Mr. Wolton, Ixworth, Mr. Fergusson, of Livermere, Mr. Symonds, of Burgate, Diss, Messrs. Makens, of Ringshall, the Chairman of the Mutford and Lothingland District Council, of the Cosford District Council, of the Thingoe District Council, of the Plomesgate District Council, and of the Sudbury District Council. Also to the secretary of the Eastern Counties Federation.

Geological formations.

3. There are a great diversity of geological formations in Suffolk, and I quote the following description from the able article of Mr. J. E. Taylor, Ph. D.E.L.S., in White's Suffolk Directory.

"The chalk is well represented, especially in the upper and lower portions of its "upper beds. The Tertiary strata include the Woolwich and Reading series, and "London clay and basement beds of the same among the earlier or Eocene strata; the "box-stones, &c., as relics of probable Miocene strata; and the coraline, red, and "Norwich crags, among the latter Tertiary, or Pliocene beds. The glacial series are "represented by a continuation of the Norfolk 'forest beds,' the lower or coast boulder "clay, with the pebble beds, the middle drift sands, and brick earths, and a large "development of the upper or 'chalky' boulder clay. The later or pre-glacial deposits "include valley-gravels, river loess, submerged forest-beds, peat, and the other "comparatively recent formations."

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With reference to the nature of the soil, I cannot do better here than quote from Mr. Herman Biddell's admirable article on Agriculture, in the same book:—

"The capabilities of the county for supplying the various agricultural products are "comprehended in a variety of soils, embracing every shade of consistency, from a stiff "clay loam, yielding the finest of crops of every description, to a grey gravel, many "degrees below the sterility of common sand. There are also rich strips of alluvial "deposits skirting the coast, or bordering the rivers, and some 20,000 acres at the "north-west corner of the county, form the extremity of that immense tract of "peaty reclamation, known as the 'Fens.'"

Soils.

4. "The soils of the county may be thus classified:—

"Heavy lands: stiff loam, yellow clay, blue clayey loam.

"Mixed soils: common mixed soil, rich deep mould, fen land, rich marshes.

"Light land: eastern sands, poor chalk of West Suffolk.

"The greater part of Suffolk is, however, composed of the first of these. The stiff "loam is generally a deep surface soil; the yellow clay, with a cultivated depth of from "three to six inches, is not so productive; and the tenacious blue clay of the north-east "parts is an uninviting staple under the best of management; and, when badly farmed, "and insufficiently drained, yields but a poor return in any shape. More than two-"thirds of the county of Suffolk would come under these varieties of heavy land. A "great portion of this is upon the chalk, a foundation extending from the centre of the "county, a few miles west of Ipswich, in a south-westerly, west, and north-westerly "direction to the borders of Essex, Cambridgeshire, and Norfolk.

"With the Ordnance map as our guide, this great corn-growing district may be thus "traced:—Starting from Melford, on the borders of Essex, the eastern boundary would "run in a line more or less direct to the town of Hadleigh and on in a northerly "direction, bending a little to the east to the neighbourhood of Needham Market, a "little town some eight miles north-west of Ipswich.

"From this point it would take an easterly turn to Gosbeck and Ashbocking; then, "bending directly south towards Ipswich, the line would run through Witnesham and "Culpho, turning again to the north through Grundisburgh, Burgh, Debarch, "Charsfield, and Hoo, would continue its northward direction through Peasenhall, "Halesworth, and on to Beccles; this would complete its eastern boundary.

"The valley of the Waveney, from Beccles to Hopton, on the borders of Norfolk, "would be its northern limit, excepting, of course, such isolated modifications of "character as may be explained by the contiguity of the river bed. From Hopton the "line would turn southward to the vicinity of Ixworth, and on to Tostock, where it "would again bear due east to Haughley, the Bury junction on the Norwich and "Ipswich railway. Here it would leave a narrow tongue of the west Suffolk mixed soil "district, embracing the end of the valley of the Gipping, a freshwater continuation of "the estuary of the Orwell. From this point the boundary line would again turn "westward through Drinkstone, Hessett, Bradfield St. George, and Hawstead, running "through Ickworth Park, leaving the town of Bury St. Edmunds about four miles "to the north.

"From Ickworth it would continue its westerly direction by Chevington, Hargrave, "Ousden, and Lydgate to the borders of Cambridgeshire, the limits of the heavy land "district terminating with the county till we get to Melford again.

"The next most important division would be the mixed soil, not confined to one "well-defined area, but found, in most cases, between the soil just described and the "sands of a still lighter nature.

"A large tract of this lies east of Melford, a line thence to Hadleigh and Needham "Market and back to the north of Ipswich, then following the River Orwell to Shotley "and the Stour, and from thence to Melford, forming the boundary of the first portion. "Starting from Ipswich by the East Suffolk Railway, the line as far north as Sax-"mundham would run through a narrow reach, varying from two to six miles in "breadth. Then again from Halesworth to Beccles and on to Yarmouth there would "be another district, with the old coach road and the River Waveney as the westerly "boundary, and extending as far east as the sea coast from Southwold to Yarmouth. "Another breadth of this description of soil commences with the narrow tongue at the "head of the Gipping, and extending to Cambridgeshire on the confines of the heavy "land before described with a north-westerly boundary from Newmarket, through "Cavenham and West Stow, and on to Euston and Hopton, where it again joins the "heavy land from thence to Tostock on the Bury and Ipswich turnpike.

"The light sandy soil of the extreme eastern part of the county extends from the "Deben to Southwold, bounded on the west by the narrow strip of mixed soil through "which the East Suffolk Railway runs from Woodbridge to Saxmundham.

"There is also a narrow strip commencing at Ipswich, which includes the parishes of "Foxhall, Brightwell, Kesgrave, Martlesham, and Waldringfield, a district which "produces the richest beds of coprolite in the country. This tract of poor land is all "upon the red sand, more or less underlaid with the Suffolk crag. The light land of "West Suffolk occupies a strip between the mixed soil, as there described, and the fen "lands which form the extreme north-western corner of the county. The most notable "part of this is the district from Thetford to Brandon, extending a few miles south of "these towns—a tract of land which, for unconvertible sterility, would vie with any "uncultivated part of the Kingdom. This is all upon the chalk, and is chiefly devoted "to game preserving and rabbit warrens, with occasionally a range of fir forest, "affording an abundant supply of posts for the eastern counties telegraph lines.

"The richest and most valuable arable land in the county of Suffolk is a small tract "of deep vegetable mould, on a dry subsoil, lying between the mouths of the Rivers "Deben and Orwell, extending not more than one or two miles in width. There is a "similar reach between the Orwell and the Stour of rather a lighter nature and of less "depth of soil. That part east of the Orwell is stiff enough to grow beans, and friable "enough for turnips of all descriptions. It produces the best of wheat and barley, "and although there is little upland pasture, nearly all the farms have a range of "marshes by the river side.

"There is yet another description of land in Suffolk not touched upon, and that is "the rich alluvial deposit of vegetable matter from ancient beds of rivers, now either

" reduced to well-defined freshwater channels, or reclaimed from the estuaries of the " sea by substantial earthworks with tidal sluices, or the water is pumped into raised " canals with artificial outlets, kept in repair by rates on the districts so relieved.

"These are chiefly in grass, and form the only rich grazing lands which are to be " found in the county of Suffolk. The Stour, the Orwell, the Deben, the Olde, the " Blythe, and the Waveney are all bordered more or less by these deposits ; and the " extensive range of marshes near the town of Beccles is of the same nature, though " more akin to the fen lands.

" The letting value of the grazing marshes, when farming was a more flourishing " occupation, varied from 2*l.* 10*s.* to 4*l.* an acre ; but although the depreciation of the " best grass marshes has not been equal to that of the arable lands, very few now let at " more than 3*l.* per acre. Those cultivated as arable land yield great crops of wheat, " beans, and mangold, when the season for sowing is favourable. They are of strong " tenacious nature, and require close watching for ploughing and planting, as they are " of slow drainage and, when wet, it is almost impossible to do anything in the way of " cultivation."

Population. 5. The population of the county increased as follows in the last two decades :—

Year.	Population.	Increase per Cent.
1871	348,869	—
1881	356,893	2.3
1891	371,235	4·02

But the increase was due to town population ; and if these had not increased there would have been a large decrease. Thus, between 1871 and 1881 the increase of population in the county was 8,024 ; whereas the increase during that period was 18,759 in the following 14 towns :—Bury St. Edmunds, Ipswich, Beccles, Carlton Colville, Exning, Glemsford, Gorleston, Kessingland, Kirkley, Lowestoft, Long Melford, Newmarket St. Mary, Oulton, and Walton.

Again, between 1881 and 1891 the increase of the population in the county was 14,342 ; whereas the increase during that period was 15,438 in 12 towns.

II.—Systems of Farming.

Systems of farming. 6. With reference to the systems of farming, Mr. Herman Biddell says :—" Few " unique systems of cultivation are specially connected with this county, but there " are no sound principles of agriculture elsewhere adopted which are not put here " into practice where the nature of the district warrants their application.

" The diversity of the soil is quite a characteristic feature of the county, and hence " every approved method of cultivation has a chance of trial somewhere within its " borders. With the exception of cider and cheese there is scarcely a product of " British husbandry which is not a staple commodity of sale with the Suffolk farmer. " Meat, corn, and wool, in all their varieties ; milk, butter, hops, and rabbits are in " their turn articles upon the production of which the industry of the rural population " is more or less employed.

" The method of cultivation adopted for the heavy land district* is the usual four- " course shift of wheat, then follow with mangold or tares, succeeded by barley, to be " followed by clover, trefoil, or beans. Artificial manures are used for barley and " mangold, but the stall feeding, with liberal allowance of linseed cake and summer " grazing of sheep on tares, &c., are the main sources of fertilisation.

" Pasture-farming in Suffolk is not considered to be a strong point in the agriculture " of the county, and heavy land meadows are no exception. They are poor, poorly " farmed, and, till the continued depreciation in the value of corn crops turned the " attention of farmers to the raising of more live stock, not many failed to take " advantage of a landlord's consent to break them up.

" The temptation to do this, however, was more often to be found in the anticipation " of repeated croppings without manure than in the supposed permanent increase of

* At this time when it is found almost impossible to get tenants at any rent for the heavy lands it is interesting to read the article of the " Times " Commissioners in 1850, which says :—" The chief feature of " Suffolk agriculture is the success with which heavy land farming is carried on." [Appendix B. 12.]

" the value of the arable above that of pasture land. As a convenience for dairy, " or a dry lodging for sheep in wet weather, the grass field by the homestead has " always a recognised value. But the high price of labour, and the repeated failure " of corn crops on heavy land during the last few years, have materially altered the " relative value of arable and pasture land, even in the dry climate of the eastern " counties.

" Few farmers would now break up their grass lands as the practice of laying down " in artificial grasses or in permanent seeds is daily gaining ground in the county of " Suffolk.

" In the mixed soil district a far greater variety of farming is to be found than on " the heavy land. Here, too, wheat and barley are the staple corn crops, but the " enhanced price of meat has suggested all kinds of expedients in cropping, which " will make an extra head of meat stock or a few additional sheep to be kept, where " formerly a certain quantity of each were yearly bought, fatted, and sold with the " same regularity which determined the acreage of corn crops. The four-course shift " is the basis upon which the best cultivated farms are managed. A forced root crop " is made the beginning of that system of high farming, which tends to the keeping " of more stock, the making of more manure, and the production of more corn. " Covered yards, comfortable sheds, and a small quantity of roots, supplemented with " a liberal allowance of artificial feeding stuffs, make up the routine of beast-feeding. " Late stone turnips on early cleared stubbles, green crops folded off in time for late " roots, and colewarts (rape) on broken up layers and fed off in time for wheat, are " some of the extras introduced to enable the farmer of the present day to carry a " flock of twenty score on the same farm where his forefathers barely fed eight. The " use of the double plough, drilling, and horse-hoeing, steam-threshing, reaping and " mowing by horse-power, and tedding, raking, and pitching hay by machinery, are " some of the means employed to meet the turn in the labour market, which threatens " to add a new difficulty to farming operations in this as in other agricultural counties. " Silage is made use of by a few practical farmers on medium sand occupations. " These speak well of the result, and now avail themselves of the practice as something " more than an experimental idea. The attempt to convert weeds, refuse grass, and " worthless fodder into available winter food forms no part of their system. The " materials made use of are—second crop of clover, succulent tares, and the aftermath " of the meadows. These are built up into carefully constructed stacks, stamped, " and pressed by screw or lever process. The outside of these stacks appear to involve " less waste than in the enclosed silo.

" Pasture land on mixed soil is made more use of than on the stiff clays. Indeed, " a new laid down paddock of permanent grass is not an uncommon sight. The value " of stock and the price of labour both point in the same direction; the 'rouen' or " aftermath on the hay-lands is an excellent beginning for the new bought beasts " intended for winter grazing, and a pasture, if good for anything and not fed after " September, is a capital change for ewes and lambs when the turnip crop is nearly " over.

" The light, sandy soils of East Suffolk are, happily, rarely so continuous as not to " have an oasis in the shape of a patch of better land near enough to help the large " tracts of its more sterile surroundings. To this may be attributed the success which " attends the farming of such soils. Indeed, one can hardly point to an instance of " successful cultivation of a tract of very poor land without the assistance of something " better, or a range of marshes (rich deposit by the river side) within a day's cattle " drive. This is especially the case with the sands which lie between the Deben and " the Blythe. Sheep breeding and close folding on the arable lands of the flock at " night, which has grazed, or rather browsed, on the heath land in the day, is the " system chiefly relied upon for fertilising the arable lands. Liberal treatment for " roots in such parts of the farm as can be made to grow any worth carting home " enables the sandling farmer to fatten some of the beasts which his marshes have " kept during the summer.

" But, after all, lamb breeding on such lands with liberal keep till the time of sale, " is the great rent-paying item with the present state of prices.

" The heath land, or sheep walk, with which most of this district is covered, is a " sandy gravel, with no apparent depth of soil above it, covered with a short velvety " herbage of grass or moss, and studded more or less with furze or whin bushes. In " other places it is covered completely with 'ling' or heather. Sheep readily browse " on the young shoots of the furze, and eat the early grass on the ground, but, if " either gets beyond a few inches in length, neither the one or the other is useable for

" sheep feed. Such lands, the better spots at least, are occasionally broken up and " cultivated as arable land for a few years, and then laid down again on a self-sown " herbage for a 10, 20, or perhaps 30 years' rest.

"As a cattle-breeding county, Suffolk does not stand high. The 'blood red' of the " district takes a certain position, and judging from the steady spread of these useful " animals, it appears the test of experience has decided in their favour.

"The pasture land in Suffolk is in general very poor, rich upland pasture is almost " unknown, and, in most places, the meadows are low down by the river side and " wood bound as well. These are infested with flies, and the thick skin and rough " hair of the Suffolk is a necessary protection. Of all sorts of cattle, the polled home " bred seems most at ease in such places. As milk producers, they have always had " a well deserved reputation, and the attention which has of late been paid to their " form has resulted in far better carcases of butcher's meat, an improvement " accompanied in some cases with a sacrifice of milking properties.

"As a grazing county, Suffolk takes a much higher standard. A large portion of " the home supply at Islington market, from February to June, comes from Suffolk " and Norfolk. These are principally good Irish shorthorns or beasts bred in the " north of England.

"The large droves of Scotch cattle which were formerly grazed in Suffolk are now " fatted before they come south and sent direct to London. The bulk of the animals " sent lean into the county are either bought in the spring and kept on the marshes " till October, or purchased at the autumn fairs and run a month or six weeks on the " after grass, when both are fatted under cover during the winter months. Many of " these find their way to the butcher through the repository sales at Bury St. Edmunds, " Ipswich, Woodbridge, Newmarket, Framlingham, &c.

"An immense quantity of lambs are bred in Suffolk, and whenever the nature of " the soil is suitable for sheep, mutton in some shape or other is made an important " item in the year's returns. The light sandy soils on both sides the county are the " great breeding districts, but the practice of keeping ewes is gaining ground in every " direction. More mutton is grazed on the very poor lands, and more lambs are bred " on the stiffer soils year by year. The reason for this is obvious. The improvement " in the price of lambs at the summer sales has turned the attention of mixed soil " farmers to the breeding trade, and the system of high farming now extending to " the poor lands has necessitated a freer use of artificial feeding stuffs than could be " safely adopted where nothing but a breeding flock is kept.

"Much of the poor walk land of Suffolk is in furze or whin, and the only way to " turn these large tracts of sterile sand to account is by the keeping of breeding ewes. " In the daytime, as soon as the lambs are weaned, the ewes are made to browse on " the young shoots of the whin bushes or pick the scanty herbage of velvety turf " which grows between them. At night they are folded on the arable lands, bare " fallow, old layers, or turnips, as the case may be. But the heath lands have, since " the high price has engendered a practice of forcing lambs, been somewhat at a " discount. As a healthy run for ewes, they are still a valuable adjunct to a sheep " farm, but of late, many of those who feed their lambs very high before they are " weaned, grudge the droppings from cake and corn scattered on the sterile tracts " which, in years gone by, were deemed good enough for a growing lamb to be brought " up on. The tup is generally turned to the flock in the end of September, the lambs " falling in February and March, and some as late as April. They are kept on the " ewes till the middle or end of June, fed with cake, and sold in July and August."

The milk trade.

7. Suffolk is not a county where dairying is carried on to any extent, but Mr. Herman Biddell and Mr. J. A. Smith, secretary of the Akenham Dairy Company, state that, at the beginning of the century, the contrary was the case. The former gentleman says, " At the beginning of the present century a large portion of the dairy " produce sent to the metropolis came from the county of Suffolk. It was then " essentially a dairy county. In many districts at the present day there is scarcely " milk enough to supply the wants of the immediate neighbourhood."

Mr. Biddell attributes this in a great measure to the high price which grain reached in the times of war, and also to the further decrease in the number of dairies in the last 15 years owing to the very great and increasing difficulty of getting good dairymaids, who now prefer other employments.

Arthur Young, in the "Annals of Agriculture," gives some very interesting information about the Suffolk dairies in 1786. He says, " The view I have taken " of the dairies of this county has confirmed me in the opinion that there is no other

" in England so generally interesting to the travelling farmer." Again he mentions a tract of country in the north-eastern side, comprising about 20 miles long by 12 miles broad, as " the seat of the dairies," and within which area " nearly all are good." Further, he says : " One very great object of their ploughing is the culture of " turnips and cabbages for their cows. They do not have recourse to either turnips " or cabbages as a necessary article in any course of crops, but merely in subservience " to the dairy. On the contrary, they are very generally of opinion that the husbandry " with any other view is disadvantageous."

But there is still a considerable amount of milk sent to London by train, though the railway charges must absorb a great part of the profit.

Mr. Herman Biddell says that the milk trade to London, Yarmouth, and Lowestoft " has vastly increased." He further states that the price realised after all deductions comes to a little over 8*d.* an imperial gallon, " a sum few dairymen can show by the " sale of butter and skimmed milk."

There are a few farmers who supply milk to their neighbouring towns, who do fairly well at this branch, but there are no large consuming populations in Suffolk, and there is little or no opening for any further increase in this direction. Several farmers, who live close to towns and sold milk, said that it scarcely paid them as the competition was so keen ; but some, where the competition was presumably not so severe, informed me that their sale of milk was attended with satisfactory results.

Mr. Kerry Rix, agent to Sir Savile Crossley, writes : " The only men who do at " all fairly are those who can supply milk direct to their customers in the towns. " They have to work early and late to keep the custom, and at the same time to " manage the farm. In some cases the farm has the go-by to a certain extent."

A farmer at Eye stated in June 1894 : " I keep 40 cows and supply Eye with milk, " and I can make it pay at 1½*d.* a pint. I also sell butter at 13*d.* a pound ; but " notwithstanding I show a loss last year of 500*l.* in my farm account without con- " sidering depreciation of 300*l.* in valuation."

But a farmer with a 400 acre farm near another town, who also keeps a dairy shop in the town, was able to give a more encouraging account of his operations. This witness keeps 40 cows and buys the milk of 17 others. In the shop is sold milk, butter, cream, eggs, and poultry. The milk is sold from 10*d.* to 1*s.* a gallon, and some of the best milk is put into sealed bottles, either pints or quarts, and sold at 2*d.* a pint.

Referring to his position the witness says : " I cannot say that I am losing money. " I am bringing up six sons, and never lived up to less than 400*l.* a year, and have " never been anything but a farmer."

But this description of himself is scarcely accurate, for he is quite as much a tradesman as a farmer. Another farmer in the neighbourhood who sold 1,600 pints of milk a week said that it had not paid him for three years owing to the competition. He stated that the price had dropped from 2*d.* to 1½*d.* or 1*d.*, and that there was a distinct loss at a 1*d.*

Another large farmer on 1,800 acres, who keeps 30 milk cows and sends milk by rail morning and night, said that there was something to be got out of it, and that there was the advantage of turning money over quickly. This witness sends 16 barn gallons, morning and night, at 14*d.* in summer and 18*d.* in winter.

A large farmer in the Samford Union, who farms about 1,500 acres, and goes in for mixed farming, grazes cattle, fattens lambs, sells milk and butter, &c., said : " I have taken up the milk business for the last five years and I have made that part " of my farm pay."

This witness keeps 100 milk cows, and also makes about 100 lbs. of butter a week, getting 14*d.* a pound wholesale and 15*d.* a pound retail. He has a good dairy and good dairywomen.

On reference to the accounts of those farms in Appendix A. I., where mixed farming is carried on, it will be seen that the branch of dairying has formed a very important item in the receipts. In Account (D.) in the 14 years between 1877 and 1894, where a profit is shown, it would only have existed in four years without the dairy business.

In paragraph 84 it will be seen that the Scotch farmers in Suffolk all send milk by rail to London, and they assert that it is the only branch of farming that they can make pay at all. Several of them said that they are more successful at the milk selling business than their Suffolk neighbours because their Ayrshire cows are better milkers for their value than shorthorns, and because they are more economical to feed. They also said that they thought they understood the feeding and management of cows better.

Butter making in Suffolk.

8. It was frequently stated, that, generally speaking, the butter in Suffolk was not of a good quality, but this is not to be wondered at in a county which has been chiefly devoted to the growth of cereals for many years, and where but little attention has been paid to dairying. But in the last few years it is said to have much improved in some districts, and the credit of this is due in no small measure to the exertions of the Eastern Counties Dairy Institute at Akenham, and to those of the county council.

A witness who keeps a dairy shop in a town in Suffolk, and who also has a farm, informed me that he buys some of his butter from Devonshire, because the Suffolk butter is not good enough. But he stated that he did not think that the average of Suffolk milk produces sufficient butter fat, and that it takes three gallons and half of milk, summer and winter, to make a pound of butter. He also said that the cows can feed for nine or ten months on good grasses in the west of England, whereas they can do so for only about half the time in the eastern counties, and then the grass is greatly inferior. This means that artificial feeding has to be resorted to in order to make up the cream.

Now it was said in Suffolk, as in every other county I visited, that it is the lack of uniformity in English butter which makes the merchants prefer the foreign, and if this is the chief reason for this preference, it would seem that English butter may yet be able to successfully compete with it.

This is what Mr. J. A. Smith says on the point: "The London merchant buys "foreign butter, because it is uniform, not because it is better. I took a sample to "London and was asked to supply 700 lbs. daily, but it was impossible to get "such a quantity uniform and so we lost the contract. We can produce as good "samples of butter as the foreigner, but under the present system we cannot get "the milk uniform. What is wanted is a number of creameries, where milk is "skimmed, and the cream sent on to a factory, the farmer retaining the skim milk. "This would save taking the milk long distances to the factory."

Mr. Smith says that he finds that the farmers like selling milk to the Akenham Dairy Company. A six monthly contract comes to between 7*d.* and 9*d.* a gallon. Mr. Smith is also of opinion that better accommodation for cattle, the erecting of proper dairies, and a better system of drainage in the farm premises are required in the majority of cases, if dairying is to be successfully undertaken. But he thinks that it would be better to have village dairies than to have them in every house. But there is one drawback which seems now to exist in all parts of the country, and that is the difficulty of getting eligible girls to act as dairymaids, for they now appear to prefer to obtain situations in towns. Further, Mr. Smith expressed the opinion that he saw no reason why a co-operative agency should not be started in London.

As to changes in cultivation, Mr. Smith though not in favour of turning a lot of land to pasture, thinks that the area could with advantage be increased, and that a larger proportion of arable land could be devoted to cabbages, trefoil, rye grasses, &c.

Again, Mr. Fiske, of Bramford, near Ipswich, a well known member of the British Dairy Farmers' Association, says: "I should like to see a butter factory started in "some country district. The small quantities of butter are of no use. We want "uniformity. We must have it if we are to do anything with our butter in this "country. The small country shopkeeper says, 'I can't sell your butter. It is not "uniform, and not as good as the foreign.'"

On this subject Mr. Ernest Prentice, of Stowmarket, says: "Organisation and co-"operation is urgently needed in the dairying industry of the district. Much has "been done in *educational* work during the last six years, but co-operative *making* "and *selling* of butter is practically unknown."

With reference to the work undertaken by the Dairy Institute at Akenham, which has been in existence six or seven years, it can be divided into two main divisions, namely, the trading branch, and the education branch. The former for the year ending January 1894 showed a credit balance of 29*l.* 19*s.* 2*d.* and a loss on the farm account of 45*l.* 1*s.* 8*d.*, but the great drought in the spring, and summer of 1893 operated greatly to the disadvantage of both the farm and dairy.

The education work consists in giving instruction at the dairy, and of providing competent lecturers to visit various localities, and travelling dairies are also sent out, in order that practical, as well as theoretical, instruction may be given. The course of instruction includes the production, composition, and separation of milk and cream, also the various principles which underlie the systems of cream raising, the treatment of cream and churning, the washing, brining or dry salting, and the manufacture of

Cheddar and soft cheeses. Competitive examinations are frequently held and certificates awarded. A great many students have been thoroughly trained in dairy practice, and a very large number of persons, chiefly farmers, their wives and daughters, have attended the classes, lectures, or demonstrations.

Cheese making in Suffolk.

9. The Eastern Counties Dairy Company at Akenham have also tried to stimulate the industry of cheese making, which about a century ago was one of the staple industries of the farm, before the high price for grain caused the farmers to abandon dairying. The company are particularly directing their attention to the manufacture of Cheddar cheese as being the best for the purposes of sale to the general community. Stilton cheese is thought to be too expensive, as cream has to be added, and hence it only commands a sale among the more wealthy classes. But the company makes some Stilton, and also Neuchatel, and other fancy cheeses. One advantage the farmer derives from a cheese-making industry is that the price of milk does not fall so low in May and June, a period when there is an increased supply. At the time of my visit to the county, the following description of the mode of making Cheddar cheese at the Akenham Dairy appeared in the *Suffolk Chronicle*. (June 9, 1894.)

"The system of making the cheese more nearly resembles the Scotch Cheddar than the English Cheddar system. It must be distinctly understood that live, whole milk must be used, that is milk fresh from the cow, not refrigerated. The *modus operandi* may not be uninteresting to our readers. Directly after the evening's milking a certain quantity of milk is placed in a vat and maintained at a certain temperature throughout the night. This is a matter of discretion, the temperature of the atmosphere having to be taken into consideration; generally it is about 70. The vat used at the Institute is a double jacketed one, the water running between the jackets; steam can also be used. In the morning another similar quantity of new milk is added, and the temperature raised to 84 before rennet is added. This, and also the action of the bacteria, produce the necessary acidity. The curds and whey, as it has now become, is allowed to stand for about half-an-hour to coagulate. The curd, which has then formed, is cut with singular knives made for the purpose to about the size of peas. It is then stirred by hand till the curd is ready. This part of the work is rather tedious and laborious. The curd is left to settle in the whey for about half-an-hour to allow the acidity to develop. The whey, which, if the cheese is to be good, should be green in appearance, is then drawn off, and forms a valuable addition to the food of the pig. The curd is placed on racks to dry and left there for about two hours, being turned occasionally and slightly salted. It is then put through the curd mill to sub-divide the curd and mix the salt. Next it is placed in a mould and put under a press, by which a pressure of 18 cwt. can be obtained continually. This is a very neat appliance. The cheese remains under the press three days, and is then removed to the storing-room, which is kept at a temperature of 60. The cheese is ripe in about six months, but will keep twelve, the state of the market being the chief consideration on that point."

It is obvious that on farms where milk is sold that it must be an advantage if saleable butter and cheese could be made, for it must be the means of preventing waste at certain periods. The Scotch farmers always adopt this course if they cannot get all their milk away.

I venture to think that the work of the Eastern Counties Dairy Institute is a step in the right direction. In these days when cereal growing is carried on at a loss, every effort must be made to turn from this main road to the bankruptcy court, and there appears to be some hope that the milk industry can be prosecuted with some success, particularly if combined with general dairy operations. It is surely worth a combined and hearty effort on the part of the agricultural community to develop these branches, which in many places are carried on by methods, and with skill and knowledge, inferior to that displayed by our foreign neighbours, who are now able to take the money which it is to be hoped will one day find its way into the British farmers' pockets.

Markets.

10. The principal market towns in Suffolk are Ipswich and Bury St. Edmunds, but there are a number of country towns, such as Stowmarket, Woodbridge, Wickham Market, Framlingham, Saxmundham, Halesworth, Eye, Beccles, Mildenhall, and Lavenham, in which markets are held. Farmers on the western borders find Newmarket a good centre for the sale of straw and other produce. On the north-west some of the Suffolk farmers go to Thetford, which is partly in Suffolk and partly in Norfolk, while Lowestoft and Felixstowe, particularly at certain seasons of the year, are found to be good markets.

Some districts are situated very badly for railways and markets. In the Stow Union I visited some farmers nine miles from Bury St. Edmunds, their nearest market,

while in the north-east a number of farms are long distances from either markets or stations.

Cattle, sheep, and lambs are largely sold by auction, and almost universally so in the case of lambs, in which a great trade is carried on.

Agricultural returns. Corn crops.

11. The acreage under wheat in 1894 was 106,020 acres, and in 1874 160,022 acres, or a decrease of 33·7 per cent. The acreage of barley* in the same period increased from 140,158 acres to 146,392 acres, or 4·4 per cent. Oats, of which not much is grown for sale, increased from 12,490 acres to 35,209 acres. The acreage of rye increased by 841 acres, of peas by 715 acres, while that of beans decreased by 11,823 acres.† [Appendix A. 9 A.]

Agricultural returns. Green crops.

12. The total acreage of green crops decreased between 1874 and 1894 by 8,809 acres. Clovers, sanfoin, and green crops under rotation, both for hay and not for hay, increased from 83,095 acres to 90,560 acres, or 8·9 per cent., while permanent pasture, both for hay and not for hay, increased from 143,606 acres to 185,176 acres, or 28·9 per cent. [Appendix A. 9 A.]

Agricultural returns. Live stock.

13. Between 1874 and 1894 the number of cattle of all sorts decreased from 70,894 to 62,772, or 11·4, and the number of sheep decreased from 505,543 to 403,302, or 20·2 per cent. The number of horses increased by 1,704 and pigs by 11,948.

The cattle in the county are chiefly shorthorns, red polls. There have been, and are, some noted breeders of the latter class. Herefords, Devons, Channel Islands cattle, and Irish shorthorns are also to be found.

The sheep in the county are the Black-faced Suffolk, of which there are many well-known breeders. The Suffolk Sheep Society, of which Mr. Prentice is secretary, has proved of great utility in keeping the breed pure. There are also several well-known flocks of South downs.

The Suffolk horses are a distinctive feature and are well known at shows and elsewhere. [Appendix A. 9 B.]

Size of properties and holdings.

14. I can give no information with regard to the size of estates in the county since the date of Mr. Druce's visit to the county on behalf of the Duke of Richmond's Commission. The following figures were then given:—

Size.	Number.	Extent of Lands. A.	R.	P.
Total Number of Owners of less than 1 acre	12,511	3,673	0	23
" " 1 acre and under 10 acres	2,982	11,177	0	2
" " 10 acres " 50 "	1,708	43,029	2	22
" " 50 " " 100 "	728	52,214	3	12
" " 100 " " 500 "	1,062	228,111	1	8
" " 500 " " 1,000 "	143	99,200	2	36
" " 1,000 " " 2,000 "	63	87,760	3	4
" " 2,000 " " 5,000 "	50	144,978	3	18
" " 5,000 " " 10,000 "	15	113,175	0	1
" " 10,000 " " 20,000 "	9	129,097	2	26
" " 20,000 " " 50,000 "	—	—		
" " 50,000 " " 100,000 "	—	—		
" " 100,000 " and upwards	—	—		
" " no areas	1	—		
" " no rentals	4	18	1	1
Total	19,276	912,437	0	33

* Origin of the Chevallier Barley.

"About the year 1820, John Andrews, a labourer of Mr. Edward Dove, of Ulverston Hall, Debenham, had been threshing barley, and on his return home at night, complained of his feet being very uneasy, and on taking off his shoes, he discovered in one of them part of a very fine ear of barley—it struck him as being particularly so—and he was careful to have it preserved. He afterwards planted the few grains from it in his garden, and the following year Dr. and Mr. Charles Chevallier, coming to Andrews' dwelling to inspect some repairs going on (the cottage belonging to the doctor), saw three or four ears of the barley growing. He requested it might be kept for him when ripe. The doctor sowed a small ridge with the produce thus obtained, and kept it by itself until he grew sufficient to plant an acre, and from this acre the produce was 11½ ccombs (about the year 1825 or 1826). This was again planted, and from the increase thence arising, he began to dispose of it, and from that time it has been gradually getting into repute. It is now well known in most of the corn markets in the kingdom and also in many parts of the Continent, America, &c., and is called the Chevallier barley."—*Extract from MS. History of Debenham, 1845, in possession of Mrs. Lock, of Debenham.*

† The following figures are given by Mr. W. C. Little. [Ratio of corn crops to cultivated area=100.] In 10 years, 1872–81, corn crops=49·8 of cultivated area; in 5 years, 1887–91=46·3; and 3 years, 1892–94=45·4. In 10 years, 1872–81, wheat crops=19·1; in 5 years, 1887–91=16·5; in 5 years, 1892–94=15·0. In 10 years, 1872–81, barley crops=19·2; in 1887–91=18·7; in 1892–94=18·4. In 10 years, 1872–81, oats=2·0; in 1887–93=2·7; in 1892–94=4·1.

Mr. Druce points out that there are 74 properties between 2,000 and 20,000 acres comprising 387,250 acres, and 1,205 properties between 100 and 1,000 acres comprising 327,311 acres.

Mr. Druce also stated the sizes of farms in 1880 to be as follows:—

Date.	50 acres and under.	From 50 to 100 acres.	From 100 to 300 acres.	From 300 to 500 acres.	From 500 to 1,000 acres.	Above 1,000 acres.	Total.
Number of Holdings, 1880	No. 5,643	No. 1,330	No. 1,891	No. 395	No. 161	No. 14	No. 9,434
Acreage of Holdings, 1880	Acres. 67,039	Acres. 99,878	Acres. 333,977	Acres. 148,872	Acres. 108,478	Acres. 19,017	Acres. 777,255

I have no figures to show that the number of small farms has decreased in the county since 1880, but in some cases I found that they had been absorbed into large ones, "it being stated that the small ones have been squeezed out by the hard times."

III.—Buildings, Drainage, and Water Supply.

Condition of farm buildings.

15. It is difficult to make a general statement as to the structure and condition of the farm buildings in such a large county, for they greatly vary. But, taking the average, they compare unfavourably with those in Lincolnshire where I had previously visited. In the first place, they are generally not so well built, there being a good deal of lath and plaster, wood, and thatch used as materials instead of brick, slate, and tiles as in Lincolnshire, neither are they so commodious or convenient. Dutch barns, covered yards and middens seemed uncommon, and their state of repair in many cases gave ample evidence of the effect the depression is having on the spending power of the landowners.

But on some of the large estates the buildings are excellent, both as regards material and convenience, and are also maintained in first rate order.

I may say that the state of the buildings was never put forward as a grievance, and I do not think the subject was mentioned at any of the meetings or inquiries unless I myself first broached it. In Appendix B. 10 (*d*), I have set out the replies of farmers in certain unions as regards the sufficiency and state of their buildings.

The committee of the West Suffolk meeting appreciated the difficulty of dealing with this question in a district where the state of the buildings so greatly varied, and in answer to my written inquiry they stated, "On some estates very good; on others "out of repair."

Mr. J. A. Smith, Secretary of the Akenham Dairy Company, who gives instruction in dairying in farmhouses, does not give a good account of the dairies or sheds, and he has some excellent opportunities for observation. But it is only fair to say that, as Suffolk is not a dairying county, good dairies can hardly be expected. On this subject Mr. Smith says: "Generally the accommodation for dairying is wretched in "the extreme and very discouraging to farmers. As a rule, the only room which is "used as a dairy has to serve as a larder as well, and is in close proximity to a farm-"yard, or some noxious cesspool.

"Further, there is great want of proper housing for cattle. It is almost impossible "to study the comfort of the cow, on which the success of dairying depends."

Evidence of Scotch farmers on Suffolk buildings.

16. Mr. Forrest (330 acres), a Lanarkshire man who has been farming in Suffolk for 12 years, stated: "The accommodation for cattle and pigs in Suffolk is not so generally "good as in Scotland. The buildings in Suffolk are generally second class."

Mr. Graham (248 acres), an Ayrshire man, stated: "The accommodation for cattle "is generally not so good as in Scotland, and the sheds are not built of such good

Note.—I saw the following inscription on a stone in a farm in South Suffolk:—

"Here lies the horse George. Born in Ireland in 1804.
Died and buried here October 15, 1836.
He carried his master in the wars in
Portugal, Spain and France from 1808 to 1815,
who, grateful for his services, pensioned him off
on this farm in his old age and erected this stone to his memory."

Note.—Arthur Young in the "Annals of Agriculture," referring to the size of properties in Suffolk, says: "When I was at Aspal (1786) (the seat of Mr. Chevallier), a wager of good cheer was decided in the neighbourhood; one gentleman betted another that there was not, in Suffolk, 70 men that possessed a thousand pounds a year in the county. He lost, for more than that number were ascertained."

" material. My landlord here has put me up a large shed for 60 cattle, which does " quite well, but it is made of wood, and in Scotland it would be made of stone. " The authorities in my district in Scotland would not pass this shed."

Mr. Nesbitt, an Ayrshire man (296 acres), said: "The Ayrshire buildings are far " more substantial than the Suffolk ones. The sheds there are all thick stone. Here " they are of wood."

Evidence of Devonshire farmers on Suffolk buildings.

17. Three Devonshire men said that they thought the accommodation for cattle was sufficient, and compared favourably with that in Devonshire, but one expressed a contrary opinion.

Buildings best on large properties.

18. I do not think, without going into great detail with reference to this subject in the various parts of the county, that I can usefully lay any further evidence before the Commission.

In this county, as in all others I have visited, the large owners, who have most capital, and who also take a pride in maintaining the condition of their estates, and show an interest in the comfort and convenience of the tenants, who are bound to them by traditional as well as pecuniary ties, keep their buildings in the best order, and, in recent years, have often done so at a great sacrifice, for in many cases the rental of the farms does not cover the outgoings. But there are cases, even on large estates, where the owners are so sorely pressed for money that they have had to abandon all hope of maintaining the former standard of excellence, and to merely execute such repairs as are absolutely necessary to enable the tenants to carry on their business.

And, if this is the case on large properties, it can be readily surmised that the ruinous state of some of the buildings and sheds on the smaller ones bear eloquent testimony to sad stories of pecuniary ruin, which the fall in prices has brought to small owners, widows, spinsters, and others who have either inherited land, their sole means of livelihood, or who have themselves, in the more prosperous times, put their all in what they were then advised would bring them a comfortable income.

In going round the district on several occasions with agents, who had people of this class for their clients, small farmers pointed to the miserable condition of their buildings and sheds, and it was evident that in consequence they must be put to great inconvenience. But when the agents related the distressing position in which the owners were placed, sometimes almost reduced to want, and showed from books that little or no profit was coming from the farms, it was abundantly clear that there was no source from which further expenditure could come, and the further ruin of the buildings seemed only a question of time.

Dutch barns.

19. Being accustomed to the north of England, and having reported for the Royal Commission on both Cumberland and Lancashire, I was struck with the absence of Dutch barns in Suffolk, as compared with the northern counties. Of course, in the north more rain falls, and farmers there have frequently to get their hay in whenever opportunity offers between rainy days, but I am sure that they save a quantity of hay from being spoiled by having Dutch barns in which to run their waggons and carts when loaded with hay, and they can moreover unload and stack their hay under cover on a wet day.

I saw when in Suffolk two very big stacks half made from a magnificent crop of hay on a landowner's home farm, which had been saved during a fine hot week, but on these half made stacks drenching rain fell for some 10 days, while several large waggons loaded with hay stood in his fields to be ruined by the wet. When I suggested a Dutch barn he asked me where the money was to come from, but a good deal of it would come from the difference in the value of a splendid crop of hay, out of a park some hundreds of years old, well saved, instead of being sadly spoilt in quality by the wet.

Drainage of farm premises.

20. With reference to the drainage of farm premises the same remarks apply as in the case of the buildings, namely, that the large owners attend to them best, and where the buildings are good the drainage is usually so too. But I venture to say that some farmers could with advantage attend more to the drainage of their yards than they do, not only for the sake of tidiness and comfort, but also to prevent waste of their liquid manure. I have not infrequently seen this flowing away down the gutter, or, worse still, into the pond out of which the cattle and horses drink.

Mr. J. A. Smith considers that the drainage is very inferior, and says that such a state of things is a great drawback to dairying. He says: " I should say that the " proper drainage of the farm homesteads has not been carried out in more than five

" per cent. of the farms. As at present arranged the soluble portions of the manure " are frequently washed into the horse pond."

At Wickhambrook the farmers said: "The drainage of the farm buildings is defec- " tive. It often just runs into ditches by the road-side."

Water supply.

21. It was impossible for me to make any detailed inquiries on the supply of water. But no witnesses came forward to say that they suffered from the supply, either as regards quantity or quality. In the farmers' replies in Appendix B. 10 (*d.*) one says that it is not good, and the rest state it is satisfactory.

The chairmen of various boards of guardians informed me that this matter had been much looked into of late by sanitary authorities, and that a great improvement had taken place in this respect.

When reporting on the Thingoe Union to the Royal Commission on Labour in 1892, I made somewhat exhaustive inquiries on this subject, and, though some complaints were made there that the only water procurable was from ponds, generally speaking the supply was good, and the sanitary authority in recent years had caused a large number of wells to be sunk, and had generally paid much attention to this subject.

Drainage of the land.

22. Individual complaints were made in a number of districts that the drainage of the land had been neglected since the depression; but, generally speaking, the drainage on good land has been fairly maintained, while on bad land this has not by any means been always the case. It must be obvious that on land which is let for between 5*s.* and 10*s.* an acre tithe free, there can be no margin left with which to drain land at the cost of 7*l.* an acre, and also to keep the premises in repair, and pay the other necessary outgoings.

The West Suffolk Committee did not attribute the deterioration of the land there to want of draining, but at the meeting at Lavenham it was stated: "The drainage of " the land has been much neglected during the last 10 years." At Wickhambrook, " The drainage of the land has gone back since 1880." But in the north-east, Mr. Girling, vice-chairman of the Blything Board of Guardians, said that the land in that district was not, as a rule, worse drained than it was. [Appendix B. 10 (*d.*).]

Condition of the cottages.

23. In Suffolk, I should think that some of the best cottages in England are to be found, and some of the very worst. The best belong to the large landowners, the worst to small tradesmen and speculators, who buy up old ones in the open villages, with the object of making money, or they have been inherited by some person without means from a relation, who invested his savings in them, and are frequently mortgaged. But landowners, who have built labourers' cottages, always state that it is impossible to build comfortable cottages with gardens, and let them at a rent which labourers can afford to pay, to bring in anything like a remunerative return. The speculator, however, buys up worn-out, dilapidated, tumble-down old premises, frequently not proof against wind or rain, made of lath, plaster, and thatch, often with no adequate sanitary arrangements, or garden, and lets them at a higher rent than those of the neighbouring landowner, which cost between 300*l.* and 400*l.* a pair.*

I could give numbers of examples to prove this assertion, but I will only quote the evidence which was tendered at a meeting held in Barrow in West Suffolk by me for the Royal Commission on Labour in 1892:—

Mr. O. D. Johnson (vice-chairman of the county council):—"This is an open " village, where rents are high, as they belong to speculators, small owners, and shop- " keepers."

(A labourer): The local secretary of the Eastern Counties Federation:—" My " cottage is rented at 4*l.* 11*s.* a year and has not a scrap of garden. My landlord is a " small speculative builder. I know one cottage he bought for 16*l.* and lets for 3*l.* " a year."

(A labourer):—" I have to shift my bedstead to stop the rain. My room is 7 feet " 6 inches by 6 feet 9 inches. There are two bedrooms of the same size. It is hardly " a prisoner's cell. Twenty-one people go to one closet. The house is built of clay, " and the mortar is very bad indeed. The rent is 3*l.* 10*s.*"

I also quote in my report the evidence of a railway porter, who stated that cottage property was the best investment for a poor man's savings.

* The Marquis of Bristol lets his excellent cottages with gardens at 1*s.* a week.

And I venture to say that so long as it is made possible for small speculators and working men to consider cottage property the best investment, so long will the present state of things continue; and, further, that, in my opinion, in many cases the more popular control is given in these matters the more the present evils are likely to remain. And I venture to say that the responsibility for the moral and material welfare of the labourers cannot be shifted from the shoulders of the community by the plea that they have given the labourers control of their own affairs.

I ask whether a remedy is likely to be found if the "speculators, small owners, and tradesmen," or the railway porter, or the working men with savings invested in these cottages, sit on a board to determine whether the owners shall have closing orders served upon them.

Or whether the small grocer I heard of in one village, who had bought up a quantity of dilapidated houses, and let them to labourers on the condition that they bought his groceries, would have a very keen interest in reform if he sat on the board, or whether his tenants, if any of them were his colleagues, would be likely to make complaints particularly if they were behindhand with their rent, or in the payment of their accounts. And further, there is, I regret to say, a considerable feeling of indifference among the labourers themselves with reference to the condition of their houses, to overcrowding, and to sanitary accommodation; and I do not think that the initiative is likely to be taken by them. I have been greatly struck with the very few complaints labourers in the eastern counties of Norfolk, Suffolk, and Cambridgeshire have made on this subject. On the contrary, I think they are in many cases, and some have come under my observation, likely to place obstacles in the way of reformation, because they consider their present houses are in a convenient position, or because they are attached to them on sentimental grounds, or because they do not realise the discomforts of their surroundings to such an extent as would be expected.

The sanitary bodies have great power. They have the power to condemn or to close houses if not repaired. It is difficult to see what greater powers could be given them, but I venture to think that much good might be done if the recommendations of the Royal Commission on Labour were carried out, or if there was some periodical inspection by independent members of the county council or an official of a Government office. This might have the effect of stirring up an indifferent, or of compelling a self-interested, local body to insist that repairs should be carried out, that drainage should be attended to, and that houses unfit for habitation should be closed.

In my reports to the Royal Commission on Labour I took great pains to put the condition of the labourers' cottages in the open villages in the Thingoe Union before the Commission, and a great deal of evidence thereon can be found in Vol. I., Part III. The Senior Assistant Commissioner, Mr. W. C. Little, in his final report to the Royal Commission on Labour, summarised my evidence and figures, and made certain recommendations on this important subject, Vol. V., Part I.

And on the present occasion I have again referred at some little length to the housing of the labourers in the open villages, and made reference to Mr. W. C. Little's suggestions, which were incorporated in the final report of the Royal Commission on Labour, because I do not think that I should be discharging my duty, having seen what I have seen, unless I again drew attention to the fact that, though the machinery exists by which reform could be carried out, the machine is not worked owing in some cases to indifference, in some to misplaced sympathy, in some to inactive officials, in others it may be to influences and motives not altogether to be praised.

IV.—Tenure and Rent.

Tenure.

24. Most tenancies are yearly ones, commencing on October 11th, and very few leases are now in existence. More frequently a yearly notice is given on either side, but a six months' notice is not uncommon, tenants in many cases preferring to be free to go whenever they choose.

Fixity of tenure.

25. Practically no complaints were made as to insecurity of tenure, at public meetings, inquiries, or in private. I do not think it can be said that anything of the sort exists; a great deal of land is unlet, a very great deal is let at almost nominal rents, because owners cannot afford to cultivate it themselves; landowners find great difficulty in retaining their tenants, and a still greater difficulty in getting new ones; in short, tenants in the greater part of the county can dictate their own terms, and landlords are prepared to make any sacrifice either to retain or acquire them.

Under these circumstances, even if landowners were inclined to be harsh, and the evidence of the farmers goes to show that the contrary is the case, they are not in a

position to put any pressure on tenants, or even to refuse their demands in many cases.

Probably no one has had more experience in Suffolk, both as to the sale and letting of land, than Messrs. Biddell and Blencowe, and Mr. Blencowe said: "The tenants "can now make their own terms, and they are now the masters."

Mr. Andrew Boa, agent to the Hon. W. F. D. Smith, stated that he had never heard any farmer ever complain of want of security of tenure. Mr. Rodwell, land agent, Bury St. Edmunds, said: "The tenants can now make the best bargain out "and out." Mr. Alfred Preston, auctioneer, said: "A farmer can now drive his own "bargain. Formerly a man's pedigree, politics, and character had to be right. The "apron-string farmers have gone." And Mr. Preston made a further statement which shows the inducement landlords have to keep old tenants, if only on the ground of expediency. He said: "The old tenants are the cheapest to the landlords. They "have been brought up in the old buildings, and don't want new ones like the fresh "tenants."

Mr. Wrinch, who farms 1,500 acres by the Orwell, said: "The question of security "of tenure does not arise. As long as we pay our rents we can stop for ever. There "is no end of bosh talked about that."

Mr. Snell, who farms largely near Ipswich, said: "The tenant has as good a chance "as anyone, as he can get what terms he likes from his landlord."

Mr. Alfred Smith, of Rendlesham, said: "There is ample security for any tenant "on a big estate. I would rather be a tenant under Lord Rendlesham and Lord "Bristol than be an owner of land."

The farmers at the meeting at Lavenham stated: "As to fixity of tenure, we are "all too much fixed already."

Mr. Payne, farmer, 1,800 acres, chairman of the Risbridge Board of Guardians, said: "People can have their farms at their own price, and on their own terms." Mr. Girling, farmer, vice-chairman of the Blything Board of Guardians, said: "We "have security of tenure enough. We want no more. We can secure what we want "from the landlord. The people we want security from are the law-makers. They "are our greatest enemies."

Mr. O. D. Johnson, who farms largely at Barrow, said: "Nowadays the twelve "months' notice under the Agricultural Holdings Act is injurious to many farmers, "who would prefer a six months' notice."

Only three witnesses stated that they considered there was not sufficient security of tenure.

One was at the Ipswich meeting, but those present appeared to entirely differ from his views, and Mr. Herman Biddell asked this witness, who suggested that the land would be better farmed if there was more security, whether there was any evidence of the land of owners being farmed better, or being in a cleaner condition, than of the tenant farmers, and he could not say that there was.*

And a large tenant farmer immediately rose and stated, with the evident approval of the meeeting: "The tenant farmer can now make his own terms. You can hire "land anywhere. There is entire freedom of contract now. If a farmer has money "in his pocket and wants to take a farm, he can do so on very good terms. Those "who are farming their own land are no better off than tenants."

Another witness complained of having been given notice to quit on account of differences he and his landlord had over game preserving, and, though I have no doubt at all that this farmer gave his evidence in all honesty, I had no opportunity of hearing the facts from the owner's point of view.

Also Mr. Nunn, of Bury St. Edmunds, said: "There is not sufficient security for a "good man. If a man farms badly he is safe as a house. What we want are long "leases with the option of a break."

But the weight of evidence is against Mr. Nunn's view, and moreover no case was brought to my notice of any farmer having been given notice to quit, much less a good one, except the one mentioned above. Although some might think that the granting of a long lease to a tenant, giving the latter the option of a break, and not the landlord, is a somewhat one-sided arrangement, I cannot help thinking that there are many Suffolk landlords who would be glad to make it if they had the opportunity.

* The following is an extract from a letter received in February 1895:—"One of our leading and most "popular 'yeoman' farmers is just being sold up. Twenty years ago his father owned about 1,000 acres, and "was known to have 20,000*l*. The property has been an example of good farming for the last 40 years."

But it is not worth burdening this report with further evidence, when agents and farmers agree that the question does not arise in Suffolk. In fact, farmers sometimes almost resented my asking them questions of this nature, on the ground that the present deplorable straits they were in were due to low prices, and that discussions on conditions of tenure were quite beside the point, and calculated, as one farmer put it, to obscure the main issue.

It is agreeable to be able to record that so far from there being strained relations between landlord and tenant, quite the contrary is the case, and the following statement was made by a tenant farmer amid applause at the large meeting in the Town Hall at Bury St. Edmunds.

"Landlords and tenants have pulled together, and done everything they could to help each other."

And again, Mr. Lingwood stated at the meeting at Mr. Snell's: "Many tenants care "for the welfare of their landlords as much as for their own." With reference to the length of tenure which is the most desirable, Mr. B. Cooper, formerly agent to the Duke of Grafton, said: "The best security to give a tenant is a four years' lease, renewable "every two years, this prevents little quarrels being made too much of, they are forgotten "in four years."

Mr. W. Biddell, agent, owner, and formerly M.P., stated: "A six months' notice to a "good farmer is a cruel thing, as he can't get sufficient out of the farm. But under "twelve months' notice he can get out what he is not allowed for. My advice to my "clients is 'give tenants a two years' notice.'"

Mr. F. Gittus, of Mildenhall, said: "My father and I have been here 50 years "on a two years' agreement. This is the best sort of agreement a man can have; it "gives a tenant fair security, and enables the landlord to get rid of a bad tenant."

But many farmers stated that they preferred a yearly agreement, and in fact by far the greater majority are farming under these conditions by their own choice.

The sitting tenant.

26. I will now deal with the question sometimes raised that the sitting tenant in some cases pays a higher rent than a new one on the same property; and further, does not get the same consideration in the way of new buildings, drainage, or repairs.

In the first place, in the present deplorable condition of agriculture in Suffolk, I have already indicated that the landlords have to accede to a very great extent to the demands made upon them by their tenants. The tenants appreciate just as much as the landlords that, except in a few exceptional districts, if a tenant leaves now the landlord will probably not get the same rent, even if he can let the farm at all. I believe that the power of giving notice to quit is now generally as powerful a weapon in the hand of the farmer as in the hand of the landlord.

When driving all through the district of Halesworth with Mr. Stanford, land agent, where many acres are unlet and large tracts are let at 10*s.* an acre, the landlord paying tithe, which amounts to between 4*s.* and 5*s.* an acre, Mr. Stanford stated: "My advice "is to landlords 'keep your tenants.' Let your land at some price, but above all things "let it." And this, in fact, has been the policy adopted by landowners in recent years, and there is now less in hand than there was some six or seven years ago.

The farmers at the meeting at Wickhambrook stated: "The sitting tenant has now "a much better chance than he had twelve years ago. Then there were twelve "or fourteen men after a farm before a man's body was cold. Now there is no "competition."

Mr. Alfred Harwood, of Belstead, also said that some sitting tenants are paying a higher rent than new tenants, but he lives near Ipswich, a more prosperous district than some. Mr. Harwood stated in October 1894: "Everyone is moving or contemplating doing so," which does not look as if landowners can afford to dictate terms. In fact, Mr. Harwood said: "A new tenant and a landlord now deal for a farm on a strictly "commercial basis. It is now a free bargain, and a landlord has no more advantage "in dealing than the tenant."

This being the case, there would seem no reason why the sitting tenant should fear to press his terms on his landlord, because in the event of his quitting, the landowner has practically no chance of making better terms for himself.

With reference to this subject a large land agent expressed the opinion that he thought it often escaped observation that when new tenants took farms they were often in bad condition, and that they were let cheaper than some of the surrounding farms on that account.

Another agent stated that the law of supply and demand has not yet been repealed, and that as long as tenants preferred yearly tenancies, so long would they run some risk

of having their notice to quit accepted, if the landlords thought they could command the same rent elsewhere. But, as I have already indicated, landlords have largely realised that a farm let at a low rent is preferable to farming it themselves.

27. It is a most difficult task to represent what rents are now being paid in Suffolk for they of course greatly vary according to the quality of the soil, and the situation of the farms; but I will give some general evidence on this subject and also quote some specific instances.

But at the outset it should be stated that throughout the county the landlords now pay all the tithes, which are frequently between 4*s.* and 5*s.* an acre.

The top price for agricultural land is about 1*l.* an acre. Mr. William Biddell put it at this sum, as also did Mr. B. Cooper, of Bury St. Edmunds, Mr. Rodwell, of Bury St. Edmunds, and Mr. Symonds. Mr. Blencowe said that it is very exceptional for rent to exceed 1*l.* an acre, except for accommodation land.

But nearly all the land is let under 1*l.* an acre. Ten shillings an acre is a common rent in some districts, but there are many instances where it is let at 5*s.* an acre, and I came across cases where it was let at 2*s.* 6*d.* and even for nothing. I was told of a 250 acre farm near Hoxne let at 1*s.* an acre the first year and rising 1*s.* an acre for five years.

The chairman of the Plomesgate District Council kindly had a return made of all the land in the Plomesgate Union which was let in February 1895 at under 10*s.* an acre, tithe free, and it comprises 10,197 acres, or 13·4 per cent. of the total acreage. The Long Melford District Council did not make a return of how much land was actually let at under 10*s.* an acre, tithe free, in the Sudbury Union, but of how much land *was not worth* 10*s.* an acre, tithe free, to rent. They returned the acreage at 19,098 acres, or about 24 per cent. of the total acreage. Of course the figures given of the land which is let for over 10*s.* an acre, but *not worth more*, are estimates of individuals. It should, however, be stated that the value of the land in each parish was considered by practical farmers nominated by the district council, and that a great deal of care and trouble was taken in making the return.

In Appendix A. 8 (*c.*) will be found an interesting Table showing the assessment of occupations of 20 acres and upwards in the Blything Union in 1873 and 1893. Although these holdings include in some cases accommodation land in no case is the rent 1*l.* an acre. In this Union actual rent paid is not taken as the basis for assessment, yet three parishes comprising 8,773 acres are assessed under 10*s.* an acre, and 19 parishes comprising 85,543 acres between 10*s.* and 15*s.* an acre. The rents per acre in the whole union (92,316 acres) average 14*s.* 8*d.*

At the meeting at Wickhambrook, which is situated about seven miles south-west of Bury St. Edmunds, the farmers put the marketable value of the farms in that neighbourhood as follows:—

"Best land 10*s.* an acre, a good deal at 5*s.*, and some 2*s.* 6*d.*"

Mr. B. Cooper informed me of nine farms in that neighbourhood which he recently let at 4*s.* 3*d.* an acre, which had been let up to that time for 16*s.*

In Mildenhall fen, on the Cambridgeshire borders of the county, Mr. F. Gittus informed me that the rents of the small farms from 20 to 100 acres in that neighbourhood were from 10*s.* to 15*s.* an acre, and that the very best land used for market gardening was 1*l.* to 2*l.* an acre, which formerly let for 4*l.* or 5*l.* an acre.

At Halesworth, in the north of the county, where a great deal of land is unlet and some let at a nominal sum, Mr. Stanford, auctioneer and estate agent, stated that if a good little farm of 60 to 70 acres, well situated with 20 acres of pasture, were to let, it would make 1*l.* an acre as the top price.

I will now give a few examples of the rent paid by tenants, and tithe paid by landlords per acre, on certain properties, situated in different parts of Suffolk.

Name.	Size of Property.	Rent per Acre paid by Tenant.	Tithe Paid by Landlord.
The Marquis of Bristol	15,000 acres	13*s.* 6*d.*	4*s.* 6*d.* an acre.
Lord Tollemache	6,939 „	12*s.*	Paid by landlord.
Earl of Stradbroke	11,000 „	15*s.* 11½*d.*	„ „
Lord Henniker	12,000 „	16*s.* 6*d.*	3*s.* 8*d.* an acre.
Hon. W. F. D. Smith	6,505 „	13*s.*	3*s.* 10*d.* an acre.
Mr. Brooke	1,500 „	14*s.* 3*d.*	Paid by landlord.
Mr. Scrivener	2,000 „	12*s.* 7*d.*	„ „

Size of Farms.*	Hon. W. Lowther.	Mr. Berners.	Colonel Barnardiston.	Sir W. Parker, Bart.	Lord De Saumarez.	Sir Savile Crossley, Bart., M.P.
	Rent per Acre paid by Tenant, Tithe free.	Rent per Acre paid by Tenant, Tithe free.	Rent per Acre after Landlord has paid Tithe.	Rent per Acre paid by Tenant, Tithe free.	Rent per Acre paid by Tenant, Tithe free.	Rent per Acre including tithe.
Up to 100 acres	19*s.*	18*s.*	12*s.* 0*d.*	18*s.* 9*d.*†	19*s.* 1*d.*	20*s.*
From 100 to 400 acres.	14*s.* 6*d.*	12*s.* to 21*s.*	9*s.* 0*d.*	8*s.* 2*d.*	17*s.* 9*d.*	15*s.*
Over 400 acres	7*s.* 6*d.*	14*s.* to 18*s.*	6*s.* 8*d.*	15*s.* (One farm.)	9*s.* 4*d.*	21*s.* (Two farms.)

* On all these properties the landlord pays the tithe.

† Not including allotment tenants, or those who hire single fields with no buildings up to five acres, but includes some land adjoining large works for business purposes.

NOTE.—The tithe on Mr. Berner's property averages 4*s.* an acre. The tithe on Colonel Barnardiston's property is 7*s.* 6*d.* an acre on heavy and mixed soil. Approximately the tithe per acre is as follows:—

On farms up to 100 acres, 7*s.* 5*d.* per acre.
On farms from 100 to 400 acres, 5*s.* 1½*d.* per acre.
On farms over 400 acres, 1*s.* 8½*d.* per acre.

The tithe on Lord Tollemache's agricultural land, where he does not own the great tithe, 4*s.* an acre.

Land courts.

28. After the evidence given as to security of tenure in paragraph 25, and the evidence in paragraphs 59 to 64 as to reductions in rents, and the farmers' opinions thereon, it will be evident that there are no grounds for farmers demanding a land court, or any form of arbitration to settle questions between them and their landlords, neither indeed was there any such desire expressed at public meetings or in private. At the first meeting of farmers I raised the question; the reply given was: "We are not Irishmen here."

The next farmer to whom I mentioned the subject replied: "If we can't make a "bargain as well as anyone else, God help us!"

Mr. Wrinch, 1,500 acres, said: "If we can't make our own bargains, we won't ask "anybody else to help us to do so."

Mr. Herman Biddell stated: "If anyone wants a land court in this county it is the "landlords, for the tenants can make their own bargains."

But the majority of farmers very strongly urged that the one point of low prices must be kept to the front, and that discussions as to arbitration about rent, or any other matters of contract, were entirely beside the point.

I was certainly much struck in the eastern counties of Lincolnshire, Suffolk, and Cambridgeshire to find the farmers hardly mentioned rent. It was quite the exception to find a reduction of rent put forward as a remedy. It was frequently stated "if "present prices continue we shall not be able to pay rent." But very few suggested that, if rent were altogether wiped out, they would be in a satisfactory position.

A farmer whom I visited in North Suffolk had been farming 101 acres of heavy land for three years for nothing, paying 6*s.* an acre tithe; also a good farm of 144 acres, of which 66 acres was good pasture at 13*s.* an acre tithe free, and was just giving both up because he was losing money by farming the land. He said, "It's all "prices; what else can it be when you lose by farming rent free?"

Only two witnesses out of the many hundreds I saw advocated arbitration for rent. The first considered than an arbitrator should only be called in to settle a dispute as to rent between a landlord and a sitting tenant. The second was a small tenant on 18½ acres, who previously had been a gardener. His rent was 16*s.* 8*d.* an acre, tithe free. Fourteen years ago the farm was rented at 44*s.* 3*d.* an acre. He stated in answer to my inquiry, "The rent for the farm is reasonable now." But he advocated that an arbitrator should be called in to reduce his rent to the same level per acre as an adjoining large farm.

Restrictions as to sale and growth of crops.

29. Neither did I hear anyone suggest that there were undue restrictions either as to sale and growth of crops. Tenants usually said, "We can make our own terms." Landlords and agents said, "Tenants can do what they like as long as they will stop."

It appears that in many cases restrictions are now entirely omitted from agreements, but if they are not they are put on one side either by express or implied agreement.* [Appendix B. 5.]

* When visiting a farmer on 100 acres, in company with the agent, the farmer pointed to his barley and said, "That isn't bad for two white crops in succession," an incident which shows how completely restrictions have been ignored by both parties.

In the southern part of the county Mr. Wrinch (1,500 acres) and Mr. Clark (468 acres) both stated that the farmers there had entire freedom to grow and sell what they like. The latter witness said: "We have shaken ourselves clear of restrictions." The Hon. L. Johnstone, Mr. Berner's agent, stated that their tenants in the same neighbourhood farmed as they liked and without agreements.

On the western side of the county the farmers at Wickhambrook said: "There is no "bother about restrictions at all. Men do as they like now, both as to sale and "growth of crops."

At Lavenham Mr. W. Biddell stated: "My advice to my clients is, give freedom of "cultivation and sale until notice given, and have a two years' notice."

Also Mr. Wright, of Preston Manor, Lavenham, said: "Land, as a rule, in this "district is farmed free of restrictions, consequently proving that tenant right, and "greater freedom for occupiers, is not a remedy sufficient to make the occupation of "land profitable or desirable."

In the north of the county Mr. Stanford said at Halesworth: "A tenant will not "sign an agreement now which contains restrictions." Mr. C. M. Smith, 500 acres, who farms in the north-west, said: "People farm as they like now, and treat cove-"nants as all bosh." Mr. Trotter, agent to the Earl of Stradbroke, and the deputation from the Blything Board of Guardians, gave evidence to the same effect.

Mr. Blencowe said at Bury St. Edmunds: "Since the bad times restrictions as to "sale and growth of crops are ignored, though agreements usually contain clauses "that the tenant must leave the land on the four-course shift, and must not sell more "than a limited amount of hay, straw, and roots, for which he must bring back an "equivalent in feeding stuffs or artificial manure."

An agent in the same neighbourhood, with a large business, said that the only agreement required now was "To farm from year to year, not growing two white "crops in succession; not to break up any pasture without permission of the land-"lord in writing, and to leave on the four-course shift. Valuation under the custom "of the country."

At the large meeting at Bury St. Edmunds, which represented West Suffolk, it was unanimously said: "We grow what we please." Mr. B. Cooper, agent, of Bury St. Edmunds, said: "Many farmers have sold off hay and straw, and nothing has been "said. I think farmers should farm as they like, provided they leave the land as "they found it."

Evidence that freedom of cropping and sale was now general was also given at Eye, Winston, Stowmarket, Ipswich, Belstead, Framlingham, Woodbridge, Long Melford and Haverhill.

The West Suffolk Committee, who stated that restrictions were now practically put on one side, passed the following resolution: "We are of opinion that a free hand "should be given to the tenant farmer to crop and sell all his produce as he pleases, "provided he keeps the land in fair order, and, on quitting the occupation, he leaves "it with not more than a half in corn, and a fourth in fallow."

At Long Melford Mr. Rowe, who is both a farmer and a manure and cake merchant, stated that he was a large purchaser of hay and straw, and that he was in a position to testify that restrictions on the sale of these commodities had been largely removed. He said that a great quantity had been sold off in the dry season of 1893. Mr. Rowe expressed himself strongly in favour of perfect freedom of growth and sale, and urged that if these sales were so generally allowed in a bad year, there was all the more reason that they should be allowed in a good one, because farmers then would have the money to recompense the land with manure.

Mr. Rowe put his point thus: "If a man puts 10 loads of farmyard manure on his "land, consisting of 2½ tons of straw at 30*s.* a ton, it is worth 3*l.* 15*s.* But if he sells "half the straw (1½ tons) for 1*l.* 17*s.* 6*d.*, and puts three cwt. of pure dissolved bones "at 7*s.* a cwt., he gets 16*s.* 6*d.* an acre in his pocket, and the mixture would give the "same results as his 10 loads of farmyard manure."

V.—The Agricultural Holdings Act.

30. The Agricultural Holdings Act is but rarely put into operation in Suffolk, and it is a subject which appeared to interest the farmers there but little. [Appendix B. 6.] Compensation is either awarded under the Suffolk custom, or according to agreement between landlord and tenant. I was much struck with the fact that both at the Ipswich and Bury St. Edmunds meetings not a single speaker alluded either to the

The Agricultural Holdings Act.

Act, or to the subject of compensation, though the committee had previously met and discussed the questions which should be brought forward. Before the meeting at Bury St. Edmunds dispersed, I asked those present whether the Act was often put into operation in the county, and the reply was: "We treat the Act with contempt, "none of us even think about it. The custom of the country gives us all we could "get from the Act without the bother."

This statement made at Bury St. Edmunds practically represents the feeling of the Suffolk farmers about the Act. They prefer their custom for two reasons, firstly, because they consider it gives them fair remuneration for their unexhausted improvements, secondly, because they share with the Lincolnshire farmers their abhorrence of law. In short, they prefer compromise to contest.

Mr. Stanford, of Halesworth, whose experience and practice is extensive throughout that district, said: "I have seldom had to do with a case where the Agricultural "Holdings Act was put into operation. Our custom is better than any Act. The "procedure is simple, and the expense less."

Mr. Blencowe, agent and auctioneer, Bury St. Edmunds, said: "The Act is almost "a dead letter in Suffolk. The few claims made by tenants under it have been "almost exclusively confined to the unexhausted manurial value of purchased feeding "stuffs, and the counterclaims by landlords have been for foul state of land, and in "no case where I have been concerned has the latter absorbed the former. I have "been engaged in about a dozen cases under the Act in the last 10 years, and in "about half only have any counterclaim been made by landlords, and the amount "set off has not exceeded 30 per cent. on the average."

Mr. B. Cooper, land agent, Bury St. Edmunds, said: "In the great majority of "cases, landlords and tenants agree to put aside the Agricultural Holdings Act. As "a rule, the two contracting parties can make better and more agreeable terms for "themselves than any Act can."

Mr. Walker, valuer, of Woodbridge, stated: "I only twice acted under the Agri-"cultural Holdings Act. If we can bury it, we do. The custom of the country is "far better than the Act. Neither landlord nor tenant will adopt it if possible. The "custom is better than any amendment of the Act that I can suggest."

Mr. Hervey, agent to the Marquis of Bristol, says: "I have had the management "of close on 50,000 acres of land in the last 30 years, and am glad to say I have "never been under a landlord where the Agricultural Holdings Act was required."

Mr. Cheney, agent to Lord Henniker, stated: "I have only had one case under the "Act in 10 years. My impression is that tenants do not put the Act into operation "because they fear the counterclaims that would be made by the landlords."

One of the most energetic and enterprising farmers in the county, Mr. Wrinch, said: "We can't improve on the custom of the country. We don't want any amended "Agricultural Holdings Act. We prefer to be left alone without law." This gentleman brings large quantities of manure to his farm by barges from London, and hence he is a valuable witness on the respective merits of the Act, and the custom, as the question of compensation is no doubt of considerable importance to him.

Mr. Hitchcock, of Stowmarket, stated: "Legislation is always at the expense of the "agricultural interest. We want no more of it."

The Suffolk custom.

31. Mr. Blencowe, of Bury St. Edmunds, shortly stated the Suffolk custom as follows: "The custom of the county for valuation under Suffolk covenants comprises hay, "manure,* tillages, seed, and rent and rates of roots, and fallows. Cost of small "seeds and sowing of them. Farmhouse fixtures (stoves, coppers, &c.). The "incoming tenant pays cost of threshing, dressing, and delivering to market the last "year's crop of corn, receiving the straw, chaff, and colder arising therefrom as an "equivalent."

Amount of compensation under the custom.

32. In the south of the county a valuer informed me that tenants got about 40*s.* to 45*s.* an acre for valuation, and in the north Mr. Stanford said they got from 35*s.* to 50*s.* an acre.

Mr. Blencowe, of Bury St. Edmunds, stated that on a moderate heavy land farm the average would be about 35*s.* per acre, and on the best arable farms 40*s.* to 50*s.*, and that a claim for feeding stuffs only would be 5*s.* an acre, and in some cases 7*s.* 6*d.*

The Suffolk covenants as to tillages.

33. The chief objection the Suffolk farmers have to their custom is the payment for tillages. In this particular they would prefer the Norfolk custom of paying only for

* In some cases the manure belongs to the landlord. Mr. W. Biddell said that he thought this to be a bad system as it did not encourage tenants to leave good manure.

the crop. It is thought hard to have to pay for tillages which may result in no crop, and it is also considered that it would be more equitable to pay the outgoing tenant by results.

Mr. B. Cooper, of Bury St. Edmunds, thus spoke on this point: "In Norfolk you "don't pay for tillages, but only for the value of the crop. I do not think a man "should pay for tillages, which are often badly done, and for four or five ploughings, "for the crops may have no results. If only the crop was paid for, the outgoing "tenant would have a much greater interest in producing a good crop."

Though by the custom five ploughings have to be paid for, and thus the outgoing tenant keeps his men and horses employed and gets paid for it, the incoming tenant sometimes tells the outgoing tenant not to plough more than three times, though he will pay for five ploughings, in order that the moisture may not be lost.

The reason why tillages are paid for in Suffolk, and not in Norfolk, is because in Suffolk the root crop is so uncertain on the heavy land, and the best efforts of the farmers might result in no crops, and they would be paid nothing for their labour, whereas in Norfolk it is good root land and a crop is more certain.

In some parts of North Suffolk the Norfolk covenants are adopted. I understand this to be the case on the Duke of Grafton's property, among others.

Suffolk farmers satisfied with their custom.

34. Apart from the objections mentioned in the previous paragraph, the Suffolk farmers appear to be satisfied with their custom. They hold very sensible views on the question of compensation and depreciate extravagant claims, because such a course would considerably hamper tenants when taking farms. [Appendix B. 6.]

Mr. Goldsmith, of Sapiston, who farms highly, said: "I think the allowances we "get under our custom are fair and reasonable." And in reply to my question whether he felt secure in farming high to the end of his tenancy, he stated: "If you "farm to rob the farm you rob yourself. There is no use farming low at the end of "a tenancy, though perhaps a little labour could be knocked off."

At the meeting at Wickhambrook, the farmers said: "Some of the allowances "under the Agricultural Holdings Act are too high, and it comes too hard on the "incoming tenant.

"It is the best policy for a man to farm high whether he is on a lease or a yearly "tenancy."

The evidence of these witnesses goes far to prove that farmers can get fair compensation under their custom without having to resort to "running" their land.

Mr. Symonds, farmer and auctioneer, said: "I think outgoing tenants generally get "all they ought to out of the soil when they leave. I don't think it a good thing to "have valuations too high, as it prevents many farmers coming in."

Mr. Tillit, a farmer of Mellis, says that under the custom the outgoing tenants are more favoured than the incoming ones.

But several witnesses stated that they did not think they could get as much compensation for the custom as they were entitled to without running down the farm to some extent.

Mr. Keeble, an excellent farmer, and a witness to whose opinion weight must be attached, said: "A good farmer does not get sufficient compensation under the "Suffolk custom."

Mr. Payne, chairman of the Risbridge Board of Guardians, who farms 1,800 acres, is also a witness of importance, for his farming operations are large.

He keeps 30 milk cows, sells 1,500*l.* of live pigs every year in London, fattens 1,000 lambs and 100 bullocks. He buys fish for manure from Lynn, Colchester, and London. His labour bill is 40*s.* an acre.

This gentleman says: "The Agricultural Holdings Act does not give a good man "sufficient compensation to farm well up to the end of his tenancy. I am not in "favour of giving compensation for the improved condition of a farm. Compensation "should be given for corn consumed on the premises, and a higher scale for feeding "stuffs."

Compensation for improved condition of farms.

35. With but few exceptions, the witnesses, who criticised the amount awarded under the custom, referred to the want of compensation for the improved condition of a farm, and not to the scale of allowances usually awarded. But at no public meeting or inquiry was this question of compensation for improved condition brought forward, neither did any farmer deal with it in the printed forms I issued asking them for their views on the Agricultural Holdings Act, and their opinion on the subject of compensation. And I also ascertained from the agents and farmers, who came to give evidence, that there was little or no desire for any change in this direction.

Agents and valuers usually made the following objections to compensating for the general improved condition of a farm. The difficulty of arriving at a definite conclusion and recording what the actual condition of every field, gate and fixture, and also of the drainage, was, and the further difficulty of making a comparison years afterwards with object of determining how far the condition of the land and its producing powers had improved by the efforts of the tenant, apart from climatic influences. Further, they stated that if a farm was left out of condition tenants got some compensation from the outgoing tenant, and nearly always had the farm at a lower rent in consequence; that if they did not, at a time when there was more competition for tenants than there was for farms, it was their own fault. Numerous instances were given by agents of farms being let very cheap under such circumstances, and in some cases for nothing for the first year.

The farmers frequently raised the objection that if they could claim compensation for improved condition, the landlords could claim compensation for deterioration. One farmer pointed out that practically all the land in the county had deteriorated since 1879, partly through loss of capital, partly on account of the abandonment of corn crops, partly on account of wet seasons, particularly on the heavy lands. "It would "have been," he said, "a calamity for the Suffolk farmers if they had had to pay for "this gradual deterioration of the condition of the land, but the landlords would have "been justified in making the claim, if the farmers had been compensated by them for "any improvement in the condition of the land, over and above the compensation "they got under the custom of the country."

I particularly inquired of farmers who lived near the Orwell whether they were in favour of compensation for improved condition, because they have manure sent up by barges from London, and are thus able to farm high, and none of them advocated it. I have already quoted Mr. Wrinch's opinion, a gentleman who probably obtains more manure than anyone by this means, namely, that the custom of the country cannot be improved on.

The following evidence was given in favour of compensation for improved condition. The farmers at Wickhambrook said: "We should leave land as we take it. If better "we should be paid for it; if worse, we should pay. Every field in a farm should "have its condition noted when a man enters." But those present stated, as I have already indicated, that moderate compensation should be given, and that they considered some of the allowances under the Agricultural Holdings Act too high.

Also Mr. Carter, of Stowmarket, Mr. Nunn, of Bury St. Edmunds, and Mr. Youngman advocated compensation for improved condition. The latter considered that compensation should be based on the increased letting value of the land, but I venture to ask how far this would be practicable when rent is decreasing by leaps and bounds in many districts?

The only witness who suggested a change in the procedure by which compensation was obtained was Mr. Rowe, farmer and cake and manure merchant, of Long Melford. He advocated that a court of experts should be formed to decide whether the condition of a farm had improved or depreciated, and that compensation or dilapidation should accordingly be awarded, but, as I have already pointed out, some farmers consider that such a course might operate to their disadvantage.

Compensation for corn consumed on the premises.

36. Scarcely any farmers raised the question of compensation for corn consumed on the premises.

The only meeting where it was discussed was at Wickhambrook, and there the farmers advocated it, provided sufficient proof was forthcoming to satisfy the incoming tenant. Mr. Payne, as I have already mentioned, declared in its favour, and six other farmers, while, on the other hand, others said that they would not, as incoming tenants, desire to pay for corn consumed by their predecessor, because they did not consider that any means of producing reliable proof could be devised. But it is evident that the subject creates very little interest as it was hardly referred to during the time I was in Suffolk unless I myself broached it, neither was it alluded to by the West Suffolk Committee in answer to my written inquiry, "The Agricultural Holdings Act; "if not satisfactory suggest amendments."

Compensation for dilapidations.

37. It appears to be the case that landowners under the custom do not get so much compensation as under the Act, and, further, that, in many cases, they do not even make a claim for dilapidations. This being so, it would seem to be to their credit that they are always perfectly ready and willing to settle the question of compensation according to the custom on a definite scale drawn up in their agreements.

Mr. Blencowe, of Bury St. Edmunds, informed me that under the custom of the country, if there was no agreement, a landlord cannot claim for dilapidations to buildings, though he can to gates and fences, and that he does not get as much compensation for the deterioration of the land as he would under the Act.

Mr. James Toller, agent to several properties, says: "Landlords get less for dilapi-"dations under the custom than under the Act. We never enforce them."

The evidence of Mr. Tillit, a farmer, goes far to prove that landlords get less compensation for dilapidations under the custom, as he says: "We never touch the "Agricultural Holdings Act on account of the dilapidations."

Mr. Arthur Goldsmith also says: "Under the Act the landlord nearly always has "the best of it."

The evidence of the farmers at Wickhambrook was remarkable: "We have nothing "to complain of about dilapidations. We know of no landlord here who has claimed "for dilapidations either to the buildings or to the soil."

Mr. B. Cooper, land agent, of Bury St. Edmunds, stated: "There is no feeling "about dilapidations here. Landlords and tenants pull well together about this."

Several landowners confirmed this evidence, and stated that they never think of claiming for dilapidations. Mr. Brooke said at Halesworth: "I never claim com-"pensation for dilapidations, it would be useless. A very heavy loss is always "sustained by a change in tenancy."

In comparing the scale allowed for compensation under the Act with that of the custom, the fact that the landlord gets a small sum, and sometimes nothing, for dilapidations should be distinctly borne in mind, and the net results more particularly looked at, namely, that between 35*s.* and 50*s.* an acre is awarded, where farming has been normal, at a cost of 5*l.* for a 200*l.* valuation and 13*l.* for 1,000*l.* valuation.*

What is the other side of the picture under the Agricultural Holdings Act? A big claim, partly speculative, framed by a lawyer, instead of a moderate one, capable of proof, put forward by a practical man; and a number of witnesses summoned to support speculative items, suggested more by the lawyer than the client. Again, a big counterclaim, which was never thought of until the creation of the big claim, is put in on the other side. Time and money are then both wasted by fighting over those parts of the claim and counterclaim, which would never have been included under the custom of the country. In the end the landowner obtains most of what he is entitled to for dilapidations, and the extravagant portions of both claims are disallowed. The tenant for ever after denounces the Act because he came away with about 25 per cent. of his claim, and a heavy bill to pay his lawyer, his valuer, and the expense of his witnesses.

Mr. Fuller Guy, who farms 224 acres at Bury St. Edmunds under Lord Manners, put this view tersely, thus: "The custom of the county is preferred as being more "certain. Any attempt to work the Act results in claims and counterclaims, which "may result in anything according to the conscience of the claimants and the fancy "of the valuer."

Mr. B. Cooper, agent, of Bury St. Edmunds, expressed a strong opinion that enough compensation for dilapidations was not awarded under the custom. He considered that a class of men known as "farm milkers" was on the increase, and that for the benefit of the country generally their practices should be stopped.

Compensation for breach of agreement where no damage sustained.

38. I ascertained from valuers and agents that compensation is not given for breach of agreement unless actual damage was sustained. Thus no compensation would be awarded for breach of agreement for cross cropping or selling off unless the land had been deteriorated. On this point Mr. Blencowe, of Bury St. Edmunds, says: "Valuers, as a rule, in recent times, have dealt very leniently with cross cropping, and "have seldom allowed compensation, except in flagrant cases. There might be a "difference of opinion as to whether an extra manuring would compensate for a "stolen crop, as it might have left the land foul. For instance, if barley were taken "after wheat, instead of a green crop or fallow as customary, the land would not be "left in such good trim, even if the barley had been heavily manured."

Compensation for breach of agreement to which landlord has not objected.

39. Further, with reference to compensation for breach of agreement of which the landowner or his agent have taken no notice, Mr. James Toller, land agent, said: "I "have heard valuers say to owners, 'you have known this to be going on for some "'time, and it was your duty to pull the tenant up. You can claim nothing.'"

* The scale of charge is 3*l.* for 100*l.*, 5*l.* for 200*l.*, 1*l.* for every subsequent 100*l.*

Note.—Umpires are called in for about 4 per cent. of the cases under the custom, and the cost is shared equally by the parties.

Mr. Blencowe, of Bury St. Edmunds, says on this point: "A landlord would ignore "sales of hay and straw during the tenancy, but if done during the last year he would "kick, as he or his incoming tenant would lose by its non-consumption on the farm, "whilst the sales at earlier periods of the lease would chiefly affect the sitting tenant. "Moreover, the fact that breaches of covenant have not been noticed by the landlord "or agent is not considered as a waiver. If, however, he had formally condoned them "no claim would be made."

Tenants do not desire to execute permanent improvements.

40. Only one witness advocated that tenants should be allowed to make improvements of a permanent nature, such as buildings without the consent of the landlord, and claim compensation. But I venture to think this question scarcely arises at the present time at any rate. In the first place farmers are in great straits, and, as Mr. Harwood stated, are all prepared to leave. They have generally, I believe, neither the means nor the desire to undertake improvements of a permanent character, involving considerable expense. On the other hand, where buildings are neglected, it generally implies that the income from the farm leaves no margin for new ones, and there are not a few cases where, if a tenant was entitled to claim compensation for the erection of buildings, he would find himself making a claim against an insolvent owner mortgaged up to the hilt.

Possibly it might be an advantage to many of the larger landowners to borrow money at a cheap rate, to effect improvements, but many of the smaller ones are in a desperate position, and the erecting of new buildings is quite out of the question. It is obvious with land let at 10*s.* an acre or less, landlord paying 4*s.* or 5*s.* an acre tithe and also land tax, repairs, and all the other outgoings, there can be no margin for exceptional expenditure.

A tenant who showed me some dilapidated buildings quite appreciated the position of the owner saying: "You must not expect a deal of building at 7*s.* 6*d.* an acre tithe free."

Notice of claim and counter-claim to be sent in on the same day.

41. The only recommendation made by the West Suffolk Committee with reference to the Agricultural Holdings Act was as follows:—

"We think that when a notice of claim is given by the tenant, and a notice of "claim is given by the landlord, they should both be delivered on the same day. "That is, the landlord should not wait to see the tenants claim under the Act, "then afterwards make up his claim."

Possibly such an alteration may do away with a certain sense of injustice in some quarters, but the direct effect of it will possibly be that the landlord will always make the highest counterclaim he can in the event of the claim being an extravagant one, whereas I am informed that when landowners have seen a tenant's claim, and consider it a reasonable one, they do not always send in a counterclaim.

However, the question scarcely arises in Suffolk as the farmers much prefer their own custom to any Act of Parliament, which involves them in litigation, ill-feeling, and expense.

Compensation to the sitting tenant.

42. The only person who discussed the question of compensation to the sitting tenant was the Marquis of Bristol, who stated that he thought it unfair that if tenants undertook improvements they should not receive some compensation before they quitted.

The clause in Lord Bristol's agreement with reference to this subject is as follows:—

"The landlord agrees that in default of any special agreement, if upon the deter- "mination of this tenancy the tenant continues in the farm, the improvements, "with the exception of the last two items of the First Schedule, for which (had "he quitted the occupation) he would have been entitled to compensation under "the Agricultural Holdings Act, 1883, may be valued in the manner by that "Act, or as by this agreement provided, and the tenant shall thereafter during "his resumed tenancy receive interest upon the sum awarded at the rate of "4 per cent. per annum. Such interest to be deducted at the time he pays "his half year's rent. But if the landlord at any time during the resumed "tenancy pays the amount awarded, or any part thereof, in such case the said "interest or proportionate part thereof shall cease to be so paid."

A number of witnesses had a difficulty in understanding why a tenant who limed his land, or put on undissolved bones, and who stayed to reap the full benefit of his expenditure, should be paid 4 per cent. on his outlay by his landlord. Neither could they understand why a landlord should pay a lump sum down to a tenant for the unexhausted value of that which he was about to exhaust.

Mr. George Hervey, agent to Lord Bristol, subsequently explained to me that he understood Lord Bristol's view to be that if a tenant required improvements, and it

was inconvenient for the landlord to execute them, then the tenant should receive some immediate benefit. However, no case has yet arisen on the estate where compensation has been so awarded.

Of course if a landlord was so pressed that he could not find the money for these improvements generally undertaken by the landlord in Suffolk, such, for instance, as building sheds, it might be a great advantage to him if he had a tenant with capital to pay him 4 per cent. to erect them, and thus be able to retain a tenant who, without the extra buildings, would not have consented to remain. But in the present state of agriculture it is extremely doubtful whether there are any tenant farmers in the county who would consent to erect buildings of this description even if they had the capital.

Opinions of Scotch and Devonshire farmers on the Suffolk custom.

43. I had the opportunity of meeting several witnesses from other counties who were able to compare the relative merits of the Suffolk custom with those of the district with which they were acquainted. Mr. Forrest, a Lanarkshire man, said that it was easier to enter a farm in Suffolk than in Scotland.

Mr. Rock, who farmed 54 years in Devonshire, and took a farm in North East Suffolk in 1893, said that the Suffolk custom is "out and out better than the Devon-"shire."

Four other Devonshire men, namely, Mr. Hayward, senior, Mr. Hayward, junior, Mr. Grenville, and Mr. J. Weston stated that more compensation was given under the Suffolk custom than under the Agricultural Holdings Act in Devonshire. Though they considered that it was a drawback to some incoming tenants in Suffolk to have to find so much capital, they were of opinion that the Suffolk custom was preferable to the working of the Act in Devonshire, "because it involves fewer disputes and less law," and, further, because the higher valuations in Suffolk kept down rents by reducing the competition.

One reason for the Devonshire valuations being less than in Suffolk is that in the former county the entries are at Lady Day instead of at Michaelmas.

The following evidence of these four Devonshire witnesses at Sudborne goes far to prove that the compensation awarded by the custom is considered satisfactory in the majority of cases: "Seven men out of ten in this district will farm just the same up "to the end of their tenancies."

Mr. Grenville also added: "There is a much better inducement to farm well up to "the end of a tenancy under the Suffolk custom than under the Act in Devonshire."

The law of distress.

44. The subject of the law of distress excited no interest whatever. The majority of the farmers seem to be distinctly in favour of its retention.

Mr. Alfred Harwood, of Belstead, who gave me the opportunity of meeting some of the most practical and thoughtful farmers, stated: "Practically you never hear a "complaint about the law of distress. Theoretically it might be fairer to abolish it, "but many farmers would prefer the old law of six years, as they would be less "likely to be turned out when in difficulties."

If I may venture to express an opinion, I should say that the law of distress is hardly a factor in agricultural life in Suffolk worth considering at the present time, and that if it were abolished it would hurt the farmers rather more than the landlords.

As far as the landlord is concerned his right to distrain is now very limited, and the customary tenant right exceeds the value of 18 months' rent. But if this right were taken away he would probably want some security from the new tenant in the shape of an instalment of rent, or a guarantee, and would be more careful about letting a tenant get into arrear.

But the chief argument against the law of distress used in Lancashire, namely, that its abolition would reduce competition, and consequently rents, scarcely applies in Suffolk, because there is practically no competition, except perhaps for small farms with a fair proportion of grass in a good situation, and new tenants at any rate can practically make their own terms. I put the Lancashire point to a Suffolk farmer, namely, that the Act encouraged landlords to take men of straw, and he replied, "We "are all men of straw."

One farmer stated: "We have now no credit at banks or with merchants, but we "still have a little shred of credit for our rent and we don't want that taken from "us."

A few farmers considered it would be best to abolish it, but the subject was never thought of sufficient importance to raise at a public meeting, except on one occasion

when the farmers at Wickhambrook said: "The law of distress as it now exists is fair "both to landlords and tenants."

Landlords and agents generally stated that the abolition of the law would be more detrimental to farmers than to themselves.

Mr. B. Cooper, land agent, of Bury St. Edmunds, said: "It would be a fearful bad "thing for farmers if the law of distress were abolished, for the landlords then would "not dare give the tenants credit, but now the landlord gives the tenant the "utmost latitude."

Mr. Hervey, agent to the Marquis of Bristol, says: "The abolition of the law of "distress would be decidedly detrimental to the farmers' interests, for the landlords "would have to impose greater restrictions in the way of security for rent."

Mr. Norton Garrard, estate agent, Hoxne, says that the effect on farmers would be "less credit for rent *and more bills of sale.*"

Mr. Boa, agent to the Hon. W. F. D. Smith, took the view I have ventured to express that its existence really makes very little difference at the present time to anyone in Suffolk. He says: "A landlord would be more merciful to his tenant than "a hungry mortgagee or creditor, but I can see very little harm in abolishing the "law of distress. The only effect would be that the landlord would not let the "tenant get as much in arrear."

VI.—Causes and Evidence of Agricultural Depression.

The existence of depression.

45. The agricultural depression was generally said to have been first felt in 1879. At the Bury St. Edmunds meeting the majority present put it at that date, but a few said 1883. I gathered afterwards from a gentleman, who had mentioned 1883, that he was referring more particularly to the time when prices began to seriously decline. He considered that the agricultural interest had suffered severely between 1879 and 1883, but that it was then chiefly due to the series of wet seasons, though prices, too, had begun to decline at that period.

The cause is usually attributed to low prices, owing to foreign competition, and cheap freights.

The currency.

46. But there is a strong, widespread, and growing feeling among agriculturists of all classes, holding different political opinions, that the primary cause of the depression is the present system of currency, and bimetallism is advocated as an effectual remedy.

There was no meeting at which this subject was not brought forward, quite unsolicited by myself, and resolutions passed in favour of an inquiry into the subject by the Government.

At the Bury St. Edmunds meeting, Mr. O. D. Johnson, Mr. Fergusson, and Mr. Holton ably dealt with the subject. At the Ipswich meeting the Rev. J. F. A. Hervey opened the discussion with great ability, and was seconded by Mr. J. A. Smith.

The West Suffolk Committee passed the following resolution: "That silver should "be reinstated as nearly as possible to the position it occupied 30 years ago, and "should be made interchangeable with gold at a fixed ratio, and form part of the "standard by means of international agreement."

At a private meeting held at the house of Mr. Alfred Harwood, where the gentlemen present were all in favour of bimetallism, Mr. Henry Harwood expressed the opinion that bimetallism was the only possible remedy, saying: "If we can't have that, we "must stew in our own juice."

The following gentlemen, in addition to those I have named, gave me the advantage of their views on this subject: Mr. Payne, chairman of the Risbridge Board of Guardians, Mr. Charles Hayward, of Halesworth, and Mr. Scrivener.

The condition of the land and causes of deterioration. [Appendix B. 1.]

47. It is universally stated that the condition of the land has gone back since 1879 except in a few districts, such as in the Samford Hundred, the neighbourhood of the Orwell, the Felixstowe district, and part of the Lowestoft district, and a few places on the east coast. On the clay and very light soils the land is frequently very foul, being choked with carlock, weeds, and thistles.

The late Mr. Henry Spurling stated at the meeting at Mr. Snell's house that about one third of the county was in the same condition as formerly, and that the rest had much deteriorated, but Mr. Herman Biddell could not agree to this, and considered that Mr. Spurling was taking too sanguine a view.

Mr. James Toller, of Wickham Market, agent to the Hon. W. Lowther and Mr. Cuthbert Quilter, M.P., says: "I could easily tell that there is severe agricultural "depression from the state of the land, without knowing anything else. Less stock "is being kept and less labour employed."

Turning to the evidence from West Suffolk, I will give the opinions of some of the best witnesses. The West Suffolk Committee stated: "The condition of the land has "deteriorated, but it is difficult to fix the extent. The causes are principally the "employment of less labour, partly owing to want of capital brought about by the "losses sustained in farming during recent years, and very greatly on account of the "low prices of produce which have not been sufficient to attract capital to the land."

Mr. B. Cooper, formerly agent to the Duke of Grafton, stated: "The land in the "county generally has gone back 50 per cent. in condition since the depression began, "owing to non-employment of labour on account of economy, and the impossibility "of getting boys, and to some extent to less manure being used."

Mr. Blencowe, auctioneer and agent, of Bury St. Edmunds, said: "Speaking gene-"rally, the land has all depreciated in condition, but very greatly on the clay lands. "Farmers do not put so much into the land, as it is not remunerative."

Mr. R. Burrell, owner and occupier, chairman of the Thingoe Union, says: "The quality of the land has certainly been deteriorated."

Mr. Rodwell, land agent, Bury St. Edmunds, said: "I believe that farmers on their "part have farmed the land well as long as they had the means to do so, but, for the "last three or four years, the fall in prices has so reduced their incomes that many of "them have been obliged to break their covenants and sell off hay, straw, roots, &c., "without bringing back an equivalent. In many cases the land is very much over-"cropped, and the labour employed is reduced to a minimum, the result being "that the land is having all heart taken out of it, and is getting day by day of less "value."

In North West Suffolk, from Mildenhall to Bandon, Elvedon, and Thetford, and along the Norfolk border towards Euston, the light lands have greatly suffered; but in much of this district the sponge has been thrown up, as far as agriculture is concerned, for some years, and it is now chiefly devoted to rearing game and rabbits. Some of the land which when prices were remunerative grew good crops of wheat and barley, is now growing rye grass worth little more than a shilling or two an acre. This district in 1893 was terribly parched up and, practically, grew nothing.

Mr. Blencowe thus described this district: "It is the worst in Suffolk. The farms "are not let, and the big farm premises and cottages stand empty. A good deal is "planted with larch trees for game. When prices of corn were high and labour "cheap it paid to fertilise these lands with clay by periodically digging out and "spreading 100 loads to the acre. At present prices this is quite out of the "question."

At a representative meeting I attended of the Norfolk Chamber of Agriculture, it was said that in the area of Suffolk I have named, and in addition the district of Norfolk stretching from Thetford to Watton and Swaffham, there was not one-fifth of the land let.

The district in the west of Suffolk, where the land has been best kept up, is in the neighbourhood of Newmarket, as the farmers are not so dependent on the sale of grain, their straw fetching a good price at the stables, and the soil being good cool chalk, is excellent for sheep.

Some of the fen land in the Mildenhall district bordering on Cambridgeshire is in fair condition, but the farmers there suffered greatly from the late frosts in May 1894.

In South West Suffolk, on the heavy clays, in the neighbourhood of Thurlow and Hundon, the land has all gone back a great deal in condition. Mr. Boa, the Hon. W. F. D. Smith's agent, stated that some of the best farmers are farming as well as ever, but that the heavy land has been deteriorated by the wet seasons. He also says that there is less stock kept in the district. Nearly the whole of Mr. Smith's estate is in hand, notwithstanding his buildings are model ones, and he is generally acknowledged to be a most excellent landlord.

Taking a line from Hundon in the south-west to Lavenham and across to Hadleigh, a great deal of the heavy land between there and the Essex border has greatly deteriorated. But passing on to the Samford Union, which is bounded on the east by the River Orwell, and on the south by the River Stour, the land has probably suffered less, and the depression is less visible to the eye than anywhere in the county. This is because the land is good and there is moisture from the river. Further, manure can

be brought up the river in barges or produce sent down. Many of the farmers in this district are men of capital, who have farmed the land well for years. A similar description may be given of a little of the land the other side of the Orwell in the Woodbridge Union, but a great deal of the land in other parts of the union is in a poor state, and there are some large tracts unlet.

On the eastern side, going in a northerly direction from Woodbridge to Wickham Market, to Framlingham and on to Halesworth, a great deal of the land has much gone back in condition, especially the clays. The evidence of the effect of agricultural depression is very marked in the Wangford Union which borders on Norfolk, and indeed along the whole Norfolk border.

In this north-eastern district, fields in June 1894 were bright yellow with carlock, weeds in some cases were growing as thick as the crops, and much of the land, which was lying in grass, was merely water and couch grass, and the fences and ditches looked as if they had not been touched for years. This state of things existed on the land which was in the hands of owners, as well as on that of tenant farmers. Mr. Stanford, auctioneer, agent, and farmer, stated at Halesworth: "The land has certainly "deteriorated in this district, and less labour has been employed upon it. The pro- "ductive power of land has decreased, partly owing to bad seasons and partly owing "to under farming. The produce of my barley crops on my farm was often over "seven quarters to the acre up to 1884. I have farmed this farm well since, and "have never exceeded 5½ quarters." It will be observed on reference to Appendix B. 9 (*i*) that all the landowners and agents whose evidence is there tabulated, say that their land is being worse farmed than formerly. Some of the land in the Mutford and Lothingland Union, in the neighbourhood of Lowestoft, has fairly maintained its former standard.

The deterioration of the land is attributed to the employment of less labour, to want of manure, to want of marling and claying in some districts, to wet seasons, which particularly affected the clay lands, and to less stock being kept.

Now the evidence of manure merchants generally goes to show that more artificial manure is being bought than formerly, but this I think is not evidence of higher farming in the majority of cases, but rather evidence that hay and straw have been sold off, which formerly was not the case, and that less stock is being kept.

At the meeting at Lavenham it was said that an enormous amount of hay and straw is being sold off, and that not half a sufficient quantity is brought back to compensate for it. Mr. William Biddell said that he thought the foulness of the land must be attributed to some extent to the fact of there being no children available for weeding.

Mr. Herman Biddell stated at the meeting at Mr. Snell's: "The land is gradually "getting denuded of labour. I am convinced that the greater part of the labourers' "wages have been paid out of capital the last few years." Mr. Biddell's evidence is almost unanimously supported in every district, and the numbers of men who stood idle in the villages in May and June of 1894 also bore silent and painful testimony to the truth of his statement.

I inquired of the meeting at Mr. Snell's house, which was composed of some of the most experienced agriculturists in East Suffolk, whether, generally speaking, farmers had economised in their expenditure because they had no money, or because from a commercial point of view they found it unremunerative to lay out so much capital. The answer was: "Men have economised because they are so hard up." Mr. Burch added that the men who had stood their ground best were the men who had been in a position to farm the best.

At this meeting it was stated that the clays had been hopelessly ruined by the wet seasons.

Farmers keeping less stock.

48. With reference to the question whether less stock is being kept, Mr. Herman Biddell was confident that this is so, and the late Mr. Henry Spurling, whose evidence on this subject, as a leading auctioneer, is valuable, stated that he knew many cases where there was scarcely a head of stock on the farm. Mr. J. C. Dawson, who farms near Ipswich, said that there were less cattle and sheep being kept in the neighbourhood.

In the Rendlesham district Mr. Alfred Smith, another well-known authority, said that less stock were certainly being kept there.

At Lavenham the farmers said: "Fewer breeding ewes have been kept in the "district. The ordinary farmers, especially the smaller ones, are keeping fewer "bullocks. The small farmers are buying a worse quality of bullock, and some are "letting their feed to dealers."

In the Haverhill district Mr. Payne, chairman of the Risbridge Board of Guardians, stated: "Fewer cattle and sheep are kept, especially on the smaller farms."

At Halesworth, in the north, Mr. Stanford, auctioneer, said: "Fewer stock are "being kept. My sales of stock have decreased. Some farmers take in other "people's stock."

In West Suffolk Mr. B. Cooper, land agent, said: "There is not half the number of "sheep kept now on the light lands."

Also at Wickhambrook the farmers stated that there were certainly fewer cattle and sheep being kept in the district.

The custom to which I have alluded of farmers taking in dealers' stock is getting more and more common. Hence, it is quite impossible to judge a man's position by the head of stock he has on his farm, for they may not be his own. Sometimes the arrangement is made for the dealer to supply the farmers with cattle and sheep. The dealer has the opportunity of picking them up cheap, and he charges commission on the transaction. As the farmer has no money, the dealer can fix the price at which he sells them to the former on credit. They then remain on the farm, and belong to the farmer as far as all risk is concerned, and to the dealer as far as profit is concerned. When the time comes to sell, the dealer recoups himself for the price, and again charges commission on the sale.

Thus the dealer gets two commissions, and the profit he makes from selling them to the farmer, and the latter usually gets nothing but the manure.

Report on the condition of a parish in the south-west of the county.

49. The following report on the condition of a parish in the south-west of the county was drawn up by a well-known farmer, the guardian of the parish, and given to me at a meeting. The centre of the parish is 1½ miles distant from a fair-sized country town and a railway station. The rateable value in 1875 was 3,096*l.*, and in 1894, 1,914*l.*, or a decrease of over 38 per cent.

"In 1868 the owner of about 700 acres (three farms) occupied by resident tenants "sold it by auction. It was bought by land speculators at about 33*l.* an acre, and sold "three years afterwards in different lots.

"The H. farm (300 acres) in the centre of the village was resold by auction in lots "from 5 to 169 acres at an average price of 40*l.* an acre, small quantities generally "making 50*l.* to 60*l.* an acre. Since 1887 some 200 acres of this 300 acres has fallen "into the possession of the mortgagees, and now let at a very low rental, while 60 acres "of the best land in the centre of the village is now in a very deteriorated state. The "tenant is 1½ years in arrear with his rent, as well as being in arrear with tithe and "rates, and the landlord does not know what to do about it.

"Another of the farms (150 acres) is let in different lots from 10 to 60 acres, and "almost all of it is in a deplorably deteriorated condition, consequent on everything "being sold off, straw, roots, &c., the small occupiers being bound to do this to pay "labour and outgoings. This land is worthless to occupy at the present time, with the "burden of tithe, taxes, and rates chargeable thereon. No practical man, with "sufficient capital to occupy it and farm it in a husbandlike way, could be found to "take possession of it at a nominal rent is my confident opinion.

"A farm of 160 acres, not so centrally situated, is in the possession of the mortgagees' "representatives, the occupying tenant and owner having bought at something like 30*l.* "an acre, and was obliged to quit possession of it some 12 years ago. He has since "been working as a common labourer and stockman, and his wife acting as dairywoman "or doing other menial work.

"Another property of 144 acres within the last two years has been taken possession "of by the mortgagees. It was formerly let to a dealer at 2*l.* an acre, and now let to "him at 16*s.*, tithe free, including six cottages. It is now only taken up to Michaelmas "1896, in consideration of the landlord returning *a substantial sum*, and after that the "tenant intends to give it up unless prices improve.

"Some other lands in this parish are greatly deteriorated in value from indifferent "cultivation, everything having been sold off and nothing put back. A good farm of "200 acres, now in a deplorable condition, has within the last 10 months been taken "possession of by the mortgagees. The late owner and occupier, a most industrious "and frugal man, lost some thousands of pounds by it. Many more cases, equally "deplorable, could be named within a radius of a few miles."

Fall in the prices of wheat.

50. The effect of the fall in prices of wheat and barley on the receipts of the farmers are dealt with in paragraph 82, and the gradual decrease in the amounts realised can be seen on reference to the detailed accounts in Appendix A. 1.

I now give the amount made per acre of wheat for certain years on two farms of Mr. Alfred Harwood, one of mixed soil, and the other of heavy, and on the

farms of Mr. Alfred Smith, of Rendlesham, and Mr. Arthur Goldsmith, of Sapiston. (Appendix A. 6, (A.) and (B.))

Average amount made per acre of wheat, the number of quarters grown to the acre, and price per quarter in certain years, from September 1839 to February 1895, on Mr. Alfred Harwood's farm in East Suffolk (590 acres, mixed soil).

Price and Produce.	1839–43.	1863–67.	1871–75.	1890–93.	1893–94.	1894–95.*
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Amount per acre - -	13 3 0	11 0 0	12 16 0	8 5 0	5 0 0	5 0 2
Price per quarter - -	3 2 6	2 6 0	2 15 3	1 12 3	1 5 9	1 0 0
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.
No. of quarters to the acre -	$4\frac{1}{4}$	$4\frac{5}{8}$	$4\frac{5}{8}$	$5\frac{1}{8}$	$3\frac{3}{4}$	5

* The figures for 1894–95 are calculated up to 1st February 1895.

Average amount made per acre of wheat in certain years from September 1840 to February 1895 on Mr. Alfred Harwood's farm in West Suffolk (230 acres, heavy land).

Price and Produce.	1840–44.	1863–67.	1890–93.	1893–94.	1894–95.*
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Amount per acre - -	9 16 0	10 7 0	6 14 0	4 10 0	3 10 0
Price per quarter - -	2 19 3	2 4 10	1 12 3	1 4 10	1 0 0
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.
No. of quarters to the acre -	$3\frac{1}{8}$	$4\frac{4}{5}$	$4\frac{1}{8}$	$3\frac{5}{8}$	$3\frac{1}{2}$

* The figures for 1894–95 are calculated up to 1st February 1895.

Average amount made per acre of wheat on Mr. Arthur Goldsmith's farm (550 acres) from 1883 to April 1895 (including all tail corn).

1883–88.	1889–93.	1892–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d	£ s. d.
7 8 $5\frac{1}{4}$	6 5 0	4 2 $10\frac{1}{4}$	3 5 7

* The figures for 1894–95 are calculated up to 1st April 1895.

The great decrease in the value of wheat on this farm of Mr. Goldsmith's was in the three years commencing 1892. Between 1883 and 1892 he had never made less than 6*l.* 3*s.* 8*d.* an acre, and he made between 8*l.* and nearly 9*l.* 10*s.* five times, but in 1892 he made 4*l.* 16*s.* $4\frac{1}{2}$*d.*; in 1893, 3*l.* 5*s.* 2*d.*; and in 1894, 4*l.* 7*s.*

Average amount made per acre of wheat on Mr. A. J. Smith's "Rendlesham Farm" from 1874–1895.

1874–83.	1884–93.	1892–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d.	£ s. d.
7 19 $4\frac{3}{4}$	6 3 $8\frac{1}{4}$	3 18 $2\frac{1}{4}$	4 1 $2\frac{1}{2}$

* The figures for 1894–95 are calculated up to 1st April 1895.

In the first period of 10 years on the Rendlesham farm, Mr. Smith only made under 7*l.* an acre during 10 years, and he made over 8*l.* four times and over 9*l.* once. In the second period of 18 years he made over 7*l.* an acre only four times. In 1892 he made 3*l.* 18*s.* $8\frac{1}{4}$*d.*; in 1893, 4*l.* 3*s.* 5*d.*; and in 1894, 3*l.* 12*s.* 6*d.*

The difference between the highest price, 9*l.* 6*s.* $5\frac{1}{2}$*d.* made in 1877, per acre, and that in 1894, 3*l.* 12*s.* 6*d.*, was 5*l.* 13*s.* $11\frac{1}{2}$*d.*, or a decrease of 61·1 per cent.

Average amount made per acre of wheat on Mr. A. J. Smith's "Eyke Farm" from 1874–1895.

1874–83.	1884–93.	1892–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d.	£ s. d.
7 0 10¾	5 14 0¾	3 8 10¼	3 12 0½

* The figures for 1894–95 are calculated up to 1st April 1895.

On the Eyke farm, wheat never made under 6*l.* an acre, in the first period of 10 years, but in the latter period it only made over 6*l.* four times.

On Mr. Sherwood's farm, near Saxmundham, 480 acres, the fall in the prices of grain is of interest. The farm was taken in 1883 in poor condition, just at the time when prices began to seriously decline. Since that date it has been well farmed, and, notwithstanding that the land increased in producing power, and that the yields increased, the profit shows a considerable falling off. In the first three years, 1883 to 1885, the yield per acre averaged 33 bushels, and the value per acre 7*l.* 1*s.* 8*d.*; but in the three years, 1892 to 1894, the yield per acre averaged 35⅔ bushels, and the value per acre 5*l.* 13*s.* 10*d.* In 1883, the total value of the corn crops, wheat, barley, oats, beans, and peas averaged 8*l.* 10*s.* 4*d.* per acre, when the farm was in poor condition, and in 1894, when it was in good condition, 6*l.* 11*s.* 6*d.* per acre. The rent and tithe in 1883 was 350*l.*, and in 1894, 280*l.*, or 10*s.* 5*d.* an acre, and the difference in the value of corn crops about 233*l.* The rent therefore would have to have been reduced to 4*s.* 10*d.* an acre to meet the fall in the price of the grain alone.

Fall in the price of barley.

51. Average amount made per acre of barley, the number of quarters grown to the acre, and price per quarter on Mr. Alfred Harwood's farm in East Suffolk (590 acres, mixed soil).

Price and Produce.	1839–43.	1863–67.	1871–75.	1890–93.	1893–94.	1894–95.*
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Amount per acre	6 14 0	10 0 0	10 11 6	7 12 0	4 0 0	5 10 0
Price per quarter	1 13 4	1 13 9	2 0 6	1 7 0	1 5 0	0 16 6
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.
No. of quarters to the acre	4	6	5⅕	5⅝	3¼	6

* The figures for 1894–95 are calculated up to 1st February 1895.

Average amount made per acre of barley, the number of quarters grown to the acre, and price per quarter on Mr. Alfred Harwood's farm in West Suffolk (230 acres, heavy land).

Price and Produce.	1840–44.	1863–67.	1890–93.	1893–94.	1894–95.*
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Amount per acre	7 18 6	9 11 0	7 10 0	7 12 0	4 0 0
Price per quarter	1 11 9	1 14 10	1 7 0	1 11 6	1 0 0
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.
No. of quarters to the acre	5	5½	5½	4¾	4

* The figures for 1894–95 are calculated up to 1st February 1895.

Average amount made per acre of barley on Mr. Arthur Goldsmith's farm (550 acres) from 1883 to 1895 (including all tail corn).

1883–88.	1889–93.	1892–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d.	£ s. d.
7 12 7½	6 5 8	4 14 10¼	2 17 9¼

* The figures for 1894–95 are calculated up to 1st April 1895.

The average value of an acre of barley on this farm in the years 1883 and 1884 was 8*l.* 9*s.* 5½*d.*, and in 1892–93, 5*l.* 1*s.* 11½*d.*, or a decrease of 3*l.* 7*s.* 6*d.* an acre.

Average amount made per acre of barley on Mr. A. J. Smith's Rendlesham farm from 1874–1895.

1874–83.	1884–93.	1892–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d.	£ s. d.
7 8 5¾	6 13 8½	6 3 2	1 5 3¾

* The figures for 1894–95 are calculated up to 1st April 1895.

Average amount made per acre of barley on Mr. A. J. Smith's Eyke farm from 1874–1895.

1874–83.	1884–93.	1893–95.*	Decrease between First and Third Periods.
£ s. d.	£ s. d.	£ s. d.	£ s. d.
6 19 1½	5 8 5¾	4 15 7½	2 3 6

* The figures for 1894–95 are calculated up to 1st April 1895.

On the Eyke farm the value of an acre of barley averaged 7*l.* 12*s.* 4½*d.* in 1874 and 1875, and 5*l.* 3*s.* 5¼*d.* in 1892 and 1893, or a difference of 2*l.* 8*s.* 11¼*d.* per acre.

Fall in the price of beans and peas.

52. The following is the average price of beans and peas made on Mr. Alfred Harwood's East Suffolk farm (590 acres) and his West Suffolk farm (230 acres).

Price.	1839–43.	1863–67.	1871–75.	1890–94.	1895, to Feb. 1.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Price per quarter of beans -	1 16 0	1 18 0	2 0 0	1 12 0	1 4 0
Price per quarter of peas -	1 14 0	1 16 0	2 0 0	1 12 0	1 4 0

Fall in the prices of oats.*

53.—Fall in the Prices of Oats.*

Price.	1839–43.	1863–67.	1871–75.	1890–94.	1895, to Feb. 1.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Price per quarter of oats -	1 2 4	1 2 9	1 6 3	0 18 10	0 15 0

Value of corn crop in Suffolk at certain periods.

54.—Value of Corn Crop in Suffolk at certain Periods.

Crop.	1874–83. Average Value of Crop.	1884–93. Average Value of Crop.	Decrease per cent. between the Periods.	1874. Value of Crop.	1894 Value of Crop.	1874. Average Value of Crops per Acre.	1894.† Average Value of Crops per Acre.	Decrease per cent. between Value of Crop in 1874 and 1894.
	£	£		£	£	£ s. d.	£ s. d.	
Wheat -	1,300,440	821,925	36·8	1,870,923	471,126	11 8 7½	4 14 9½	64·8
Barley - -	1,241,043	888,295	28·4	1,564,221	736,992			
Total -	2,541,473	1,710,220	32·7	3,435,144	1,208,118	11 8 7½	4 14 9½	64·8

Fall in the price of lambs.

55. Mr. George Blencowe, of the well-known firm of auctioneers, has taken from his books the prices of lambs sold at the Barnham lamb sale in certain years, and

* Taken from Willick's Tithe Computation Table. I learn that another 1*s.* a quarter should be added for the price of Suffolk barley.

† Calculated on prices obtained up to April 1895.

these are averaged in periods of three years. The Barnham lambs are chiefly half-bred, and in only store condition, as they come off very light land, but are very healthy and hardy, and thrive well when taken on to better land to graze.

——	1874–76.	1880–82.	1892–94.
	£ s. d.	£ s. d.	s. d.
Average price	1 5 0¼	1 7 9¼	19 1

The following are the prices of lambs obtained, averaged in periods of three years, by Mr. Alfred Smith at the Sutton sales in certain years. These prices have been taken from the books of Mr. Bond, the well-known auctioneer:—

——	1876–78.	1882–84.	1889–91.	1892–94.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Average price - - -	1 15 5¼	1 19 3	1 12 2½	1 4 11¼

Fall in the price of cattle.

56. With reference to the fall in prices of stock it is difficult to obtain figures showing a comparison over a series of years between animals of the same class and quality.

Messrs. Makins, the well-known dealers, have kindly compiled from their books the average prices of store cattle sold by them to farmers and graziers from the years 1889 to 1894, which are as follows:—

	£ s. d.	
1889 - - - -	11 14 0	per head
1890 - - - -	11 17 6	„
1891 - - - -	11 12 0	„
1892 - - - -	9 17 0	„
1893 - - - -	9 9 3	„
1894 - - - -	9 16 0	„

With reference to the fall in the price of cattle, Messrs. Makins made the following observations:—"We cannot say that these figures give a true comparison in "consequence of these bad times, although there can be no doubt that the trade is "greatly depressed owing to the farmers' inability to purchase their full requirements "for want of capital. Several thousands (15,000 to 20,000) store cattle pass through "our hands yearly, so we ought to have as fair an opinion on this point as anyone.

"But, as you observe, the class of animals vary very much, and besides, much younger "and smaller cattle are slaughtered now than years ago, the public preferring "smaller joints than they used to. This circumstance has naturally altered the class "of animal brought to market, and makes it impossible to compare one period with "another.

"What really governs the price of store cattle, more than anything else, is the root "crop, or when grass is plentiful. If there is a heavy crop, store cattle are almost sure "to go up in price, as of course the demand is greater. This year, for instance, there "is a fair root crop and consequently store cattle are at the present time [February "1895] 30*s.* to 40*s.* a head dearer than at the same time last year. But last year beef "was making 1*s.* to 2*s.* a stone [14 lbs.] more than at present, so the low price of beef "now ruling [6*s.* to 7*s.* a stone, quite unprofitable to graziers] has little to do with "the price of store cattle."

VII.—Effect of the Depression upon Landowners.

Effect of depression upon landowners.

57. The effect of the depression upon landowners has been to ruin some and to most seriously embarrass others. I believe that I am not exaggerating when I say that the majority of those whose incomes were derived from land alone have either sold or let their houses since 1879.

In the neighbourhood of Bury St. Edmunds seven properties, varying from 2,500 acres to 15,000 acres, comprising about 36,000 acres, have been sold, chiefly to those who have been fortunate enough to make money in business. Mr. B. Cooper stated that

there was not an estate between Bury St. Edmunds and Euston, except that of the Duke of Grafton, which had not changed hands in the last 40 years.

In the Plomesgate Union properties comprising about 16,022 acres have been sold since 1879. In the Cosford Union 3,892 acres. In the Mutford and Lothingland Union 5,507 acres, and in the Sudbury Union 3,366 acres.

A great many houses are let to shooting tenants, belonging to those who would never have dreamt of letting their places some years ago. Some landowners regret that they have to do this, not only for their own sakes but for the tenants. One owner, who was living in his house, but who had let the shooting, said to me: "I "would not let this shooting if I could possibly avoid it, but I could not hang on "here if I did not."

There are several large landowners who are getting absolutely nothing from their property after paying out-goings and family charges, and the agent to one of them told me that the owner would be considerably better off if he could give his estate away.

And I understand that the smaller owners of about 1,500 acres are in a worse plight still, and some are at their wits' end to know how to live at all.

Mr. James Toller, agent to the Hon. W. Lowther, says: "A small owner is worse "off than a small occupier, for if their tenants go they have to pay the valuation, and "they simply have not got the money to do so."

Every farmer I met who owned land, as well as renting it, said that they were better off as tenants than owners.

The following story was told me by a well-known agent. He said: "I know a case "on a small estate, where two ladies who used to hunt, and have every comfort, have "now no servant either indoors or out. They have to do all the household work, "attend to the gardens, mow the lawn, groom the pony, and clean the stables."

The gross rental of all properties has been reduced between 40 and 50 per cent., and in many cases more. The whole payment of tithe has also been thrown upon the owners, which in many cases come to a substantial amount, and also all the repairs of premises, part of which the tenants frequently used to undertake.

To give an instance, the gross rent, excluding tithe, on 33 farms comprising 8,116 acres on Lord Stradbroke's property now let, has been reduced 48½ per cent. since 1877; but taking into consideration the tithe formerly paid by the tenants, but now by the landlord, the gross rent has decreased by 63½ per cent. The expenditure of up-keep of buildings and repairs amounts to 30 per cent. of the gross rental, without allowing anything for new buildings, and in addition the usual rates and taxes, and expenses of management, have to be paid.

Further, owners have incurred heavy losses by having to wipe off arrears of rent, by having to spend considerable sums of money where farms have been left in bad condition before re-letting, and by having to drain land, and add to premises to attract tenants. Where land has been thrown on the owner's hands, heavy expenses have frequently been incurred in putting it into condition, and often serious losses have ensued from farming it. In some cases landowners have even had to make fresh tenants a present of the tenant right, which is equivalent to paying a considerable premium to induce them to take the farms.

They see their incomes steadily diminishing, and they know not one year what their income will be next, they see their land deteriorating and their buildings falling into disrepair, they are unable to borrow money, and those free to sell cannot find a purchaser for agricultural land. And out of this diminished and diminishing income the same family charges, and the same interest on borrowed money, have to be paid.

Owners and agents generally state that, if the present prices continue, buildings and drainage, in many cases, cannot be kept up as they have been, and, if this is so, it would seem extremely doubtful whether tenants, under the circumstances, could be found to take farms at any price.

Sufficient has been said, perhaps, to show that many landowners are in great straits, but besides giving the reductions in rent, and in the net incomes, I can give the following evidence, which shows how hard pressed some are for money.

A tax collector near Stowmarket said: "I have never had such difficulty in getting "taxes from certain landowners as I have had this last year. They are now all going "abroad or to London, and the people in the villages will have to do without the "money they used to spend there."

A tithe collector, in the northern part of the county, said: "I have collected tithe "for 40 years, and I know it is harder to get tithe out of the landlord than the "tenant."

Another tithe collector said: "I find it almost impossible to collect tithe. I know "of a landlord, who owes over 400*l.*, which has been accumulating for five years."

Evidence of reduction of rent given at meetings.

58. At all the meetings I attended I invited those present to estimate, as far as possible, the reduction which had taken place in rent in the district since 1879. Such evidence of course is of a somewhat speculative character, but I was always careful to get the meeting to agree on the figures, before accepting them, and, as the audience usually consisted of farmers, I think the reductions quoted may be taken as a fair indication of those which have been made.

Taking West Suffolk first, the Bury St. Edmunds meeting agreed that 50 per cent. represented the average reduction. The chairman, Mr. O. D. Johnson, expressed the opinion that, taking the various soils into consideration, the reductions varied from 30 to 80 per cent., and the committee who organised the meeting agreed to these figures. The witnesses at the Stowmarket inquiry put the reductions at 50 per cent.

At the Wickhambrook meeting the reductions in that district were stated to be between 50 and 60 per cent.

The Lavenham farmers put the reductions in that district at 60 per cent.

In East Suffolk, at the meeting held at Mr. Snell's, the reductions in rent on average land were said to be between 40 and 50 per cent., and on bad land considerably more.

At Woodbridge it was stated that reductions in rent averaged 60 per cent. in the district. Bad land, it was said, being in some cases let free and not even paying then.

At Eye the reduction was also put at 60 per cent., and at Winston the meeting at Mr. Burch's house stated that the reduction varied from 35 to 75 or 80 per cent. in that district.

The witnesses at the Halesworth inquiry did not put reductions under 50 per cent. Mr. C. M. Smith, who farms 500 acres at Wangford, said that rent had decreased by 60 per cent. in that locality, but that in districts were the land was not so good it had decreased by 80 per cent., and in some cases 100 per cent.

Examples of phenomenal reductions in rent.

59. A number of phenomenal reductions in rent could be given, and some are quoted in Appendix B. 1 and 2, but the following are a few examples which came to my knowledge:—

A farmer gave this evidence at the meeting at Mr. Burch's house at Winston: "About 1869 we rented a 300 acre farm at 495*l.* a year and farmed it for 16 years "and made money. From 1885 to 1889 we dropped a lot of money. The farm then "let for 150*l.* a year, tithe free (a reduction of 69·6 per cent.). My present farm "of 200 acres my father farmed in 1864 at a rent of 250*l.*, *and now I am having it "for nothing*, but my father made it pay better than I am."

A farm of 96 acres rented at 160*l.* and also tithe up to 1889. Since let at 40*l.* a year, tithe free, also the shooting thrown in, which the tenant lets for 20*l.* *Tenant paid no valuation on entry.*

A farm of 263 acres let at 344*l.* up to 1892. It has since been let at 100*l.* a year, tithe free, and *the tenant paid no valuation on entering.* The reduction in rent amounts to 70·9 per cent., exclusive of the transference of tithe.

A farm of 255 acres taken in 1871 at 351*l.* a year is now being offered at 100*l.* a year, tithe free, or a reduction of 71·5 per cent., exclusive of the transference of tithe, *and no valuation.*

A splendid heavy land farm of 619 acres let in 1886 for 955*l.*, including tithe, now let at 300*l.*, tithe free, or a reduction of 68·5 per cent., exclusive of the transference of tithe.

A farm of 153 acres let for 170*l.* up to 1893, since let for 50*l.*, or a reduction of 70·5 per cent., exclusive of the transference of tithe, *and valuation free.*

A farm of 402 acres formerly let at 670*l.* and tithe. For 10 years the feed has been let off by public auction.

A good farm of 196 acres rented up to 1890 at 170*l.* The landlord then took it in hand and put it in a thoroughly good state. It has recently been let for 100*l.*, tithe free, *and valuation free.*

A good farm of 74 acres let up to 1880 for 190*l.* Since then entirely new house and premises have been built, and the land all re-drained. Recently let for 50*l.*, tithe free, or a reduction of 73·7 per cent., exclusive of the transference of tithe.

Nine farms, which had been recently let at 16*s.* an acre in the Wickhambrook neighbourhood, were let in 1894 for 4*s.* 3*d.* an acre, tithe free, or a reduction of 73·4 per cent.

A very good heavy land farm of 282 acres, three miles from a railway station, on the Hon. W. F. D. Smith's estate, was let in 1894 on the following terms:—First

year, no rent; second year, 50*l.*; third year, 100*l.*; fourth year, 150*l.* The out-goings are 90*l.* a year, and hence the landlord will lose 60*l.* in the four years, besides having to spend money on the buildings.

A farmer made the following statement at Lavenham: "10 years ago I was "farming 196 acres here, and it was some of the very best land I know, at two "guineas an acre and 7*s.* an acre tithe. I now hire it at 14*s.* an acre, which includes "6*s.* an acre tithe, and I am actually losing money by farming it."

A heavy land farm of 314 acres, with fair buildings, near Haverhill, was let at Michaelmas 1894 for 100*l.* a year, landlord paying tithe of 63*l.* This leaves a sum of 2*s.* 4¼*d.* per acre for the landlord to pay land tax and other out-goings, and keep premises and drainage in repair.

A farm near Badwell Ash, of 114 acres, let up to 1881 for 228*l.*, including tithe. Re-let to same tenant in 1881 for 159*l.*, including tithe. Re-let in 1888 for 123*l.*, including tithe. Reduced in 1889 to 97*l.*, including tithe. Re-let Michaelmas 1894 for 50*l.*, landlady paying 20*l.* tithe. This is a reduction of 78 per cent. But in 1894 12*l.* was spent on drainage, and hence, after paying tithe, 18*l.* was left to pay for repairs and other out-goings.

A farm near Halesworth, of 400 acres, let up to 1880 at 500*l.* a year and tithe 100*l.* It is now let for 100*l.*, landlord paying tithe. The landlord is now left with about 10*l.*, or 6*d.* an acre, to maintain buildings and drainage, and pay all out-goings.

A farm near Halesworth, of 95 acres, very good land and very good buildings, including tithe. The farm was valued at 3,000*l.*, and 2,000*l.* was advanced on it. The mortgagees took possession, and are now letting it at 10*s.* an acre, tithe free. The rent received in 1893 came to 47*l.* 10*s.*, and the out-goings to 34*l.* 16*s.* 1*d.*, leaving 12*l.* 13*s.* 11*d.* as interest on the 2,000*l.* advanced. The repairs that year came to a very small sum. It will be seen there is no margin for any substantial repairs, re-building, or draining.

A farm in East Suffolk let at 5*s.* 8*d.* an acre, landlord paying tithe of 5*s.* 4*d.* an acre, leaving a balance of rent of 4*d.* an acre for the landlord.

A farm, including four cottages, in the Stow Union, of 200 acres, three-fourths arable, good land, rather heavy, let up to 1887 for 190*l.*, tenant paying tithe. Let in 1889 without the cottages at 100*l.* a year, the landlord paying 100*l.* a year tithe. The farm is mortgaged, but the mortgagee dare not foreclose.

A farm near Wickhambrook, of 117 acres, let for 200*l.* a year up to 1880, tenant paying tithe. It is now let for 75*l.*, landlord paying tithe. After paying tithe, the landlord gets 2*s.* an acre to pay all out-goings and repairs.

At the meeting at Wickhambrook a man said that a good deal of land in the neighbourhood was let at 5*s.* an acre, tithe free, and some at 2*s.* 6*d.* an acre, tithe free.

Mr. B. Cooper, estate agent, of Bury St. Edmunds, stated that he had recently let a farm of 440 acres, the soil being cold and thin, from which the landowner's net return is 4*d.* an acre.

The following reductions in rent were given me by an agent in the Hoxne district as having recently been made there.

A farm of 178 acres, including a farmhouse, buildings, and a double cottage, all in good repair. Rent in 1879, 178*l.*, tenant paying tithe. Rent in 1895, 50*l.*, tenant paying tithe. A reduction of 71·8 per cent.

A farm of 152 acres. House and buildings in fair repair. Rent in 1881, 200*l.*, tenant paying tithe. Rent in 1895, 70*l.*, landlord paying tithe of 31*l.* 12*s.* 8*d.* A reduction of 65 per cent., exclusive of the transference of tithe.

A farm of 256 acres, 3 roods. A good house, two homesteads, six cottage tenements, all in good repair. Let in 1879 at 400*l.*, tenant paying tithe. Let in 1895 in two occupations at 153*l.*, landlord paying 60*l.* 2*s.* tithe. A reduction of 61·7 per cent., exclusive of the transference of tithe.

A farm of 77 acres of useful heavy land. Two cottages and fair buildings. Rent in 1884 was 100*l.*, tenant paying tithe. The out-goings that year were 11*l.* 18*s.* 9*d.* In 1893 the rent was 80*l.*, landlord paying tithes, and the out-goings were 25*l.* 11*s.* 5½*d.* In 1894 the out-goings were 28*l.* 17*s.* 8*d.* The tenant now offers 37*l.* 10*s.* as rent. If the repairs remain the same as in 1894, the net profit to the owner will be 8*l.* 12*s.* 4*d.*, from which income tax has to be deducted. But the repairs in 1894 only amounted to 2*l.* 0*s.* 11*d.*

A farm of 385 acres. A good farmhouse, two homesteads, and three cottage tenements, all in good repair. Let in 1881 at 385*l.*, tenant paying tithe. Let in 1895 at 101*l.* 10*s.*, landlord paying tithe of 53*l.* 10*s.* A reduction of 73·7 per cent., exclusive of the transference of tithe.

60. The following reductions in the gross and net rental of certain estates have been made between January 1, 1879, and January 1, 1894. But of course no comparisons can be made without taking into consideration what the rent was before that period, the nature of the soil, the situation of the property, and the size of holdings. Reductions in gross rental on certain estates.

Name.	Size of Property.	No. of Acres in Hand.	Reduction per cent. in Gross Rental between 1879–94.	Reduction in Net Income between 1879–94.
The Marquis of Bristol	15,000	None.	54	—
Lord De Saumarez	13,500	None.	53½*	—
Lord Tollemache†	6,369	None.	37	46½
Earl of Stradbroke	11,000	1,884	63½	—
Lord Henniker	12,000	300	47½	—
Hon. W. Lowther	4,000	None.	50	—
Rev. Sir William Parker, Bart.	2,500	147	60	—
Hon. W. F. D. Smith	6,600	2,247	58½	58½
Col. Barnadiston	3,000	380	52	57
Mr. Berners	6,000	None.	50	—
Captain Pretyman (Orwell Park Estate)	15,389	3,619	54½	62‡
Mr. Brooke	1,500	700	44	56
Estate near Hoxne	1,400	395 (2 derelict farms).	50	50

* Abatements of 10 and 12 per cent. were also given in 1892 and 1893.
† Up to 1st January 1893.
‡ In this case the expenditure on buildings has not been taken into consideration; but if this is included the net income is less in 1893 than in 1879 by 93½ per cent.

61. Reductions in rent on small farms seem to be as great, where the land is heavy, as on large ones, or where they are inconveniently situated for a market or railway. Reductions in rent on small farms.

But on some properties the reductions in rent appear to have been made irrespective of the size of the farm. Thus on Lord Tollemache's estate the rents average 12*s.* an acre, varying according to position and fertility, but with regard to size there is not 1*s.* 6*d.* an acre difference in the rent of large and small farms.

Again, on the Hon. W. Lowther's property the rents on farms up to 100 acres have been reduced 50 per cent., between 100 and 400 acres, 45 per cent., and over 500 acres, 60 per cent.

On Sir Savile Crossley's property the rents since 1879* have been reduced as follows: Farms under 100 acres, 31 per cent.; between 100 and 400 acres, 37 per cent.; over 500 acres, 35 per cent.

On Colonel Barnadiston's property the rents up to 100 acres have been reduced 52½ per cent., and all over 100 acres 53½ per cent.

But small farms up to 150 acres on good land, well situated, and with a fair proportion of grass, still excite some competition, and consequently the reductions of rent on these have not been so great. And there is some competition for farms of this character and this size, because there are farmers, who have lost money on big farms, and have only sufficient capital left to take small ones, while others, to use the expression of a witness, "do not care to put all their eggs in a basket with a hole in it."

Mr. Stanford, of Halesworth, informed me that a farm of the description I have given, between 60 and 70 acres, would make 1*l.* an acre as the top price; and at Woodbridge, Mr. Walker stated that there was a good deal of competition for good farms up to 100 acres.

Mr. Norton Garrard, land agent, of Hoxne, says: "Farms of from 50 to 100 acres "well situated are easiest let."

In Appendix [A. 4, A. and B.] will be found some instances of reductions in rent on all-sized farms, and it will be seen that the reductions on some of the small farms are between 40 and 70 per cent.

62. I will now proceed to give some further instances of reductions in rent on certain small properties in different parts of the county, and it will be observed that the reduction in the gross rental in each case amounts to over 50 per cent. Instances of reductions in rent on certain small properties

* In 1878 most of the tenancies expired and the re-lettings were from 5 to 12 per cent. lower.

In Appendix A. 4 (A.) is given a list of 22 farms supplied by the agent, situated in West Suffolk, in the Thingoe, Stow, Coxford, and Sudbury Unions. These farms comprise 3,010 acres, of which 431 acres are pasture. The largest farm is 318 acres, and the smallest 39 acres, and they average 136 acres.

The total reduction of rent on these farms from 1877 to June 1894 was 50·4 per cent., and the average rent is now 17*s.* an acre, tithe free. Five farms under 160 acres are let for over 1*l.* an acre, tithe free. One farm of 75 acres is let for 6*s.* 11*d.* an acre, tithe free. One farm of 114 acres is let for 6*s.* 8*d.* an acre, tithe free. A farm of 208 acres, 20 acres pasture, is let at 7*s.* 8*d.* an acre, including tithe. But this 7*s.* 8*d.* an acre is not really rent, but represents the outgoings which the tenant agreed to pay in lieu of rent. *Included in this sum is interest on the valuation which the tenant has not paid.* This farm let up to 1884 at 34*s.* 7*d.* an acre, and up to 1893 at 23*s.* 6*d.* per acre. The farm is nine miles from a railway station. The least reduction was on a farm at Cockfield, of 10·8 per cent., which is a better district than the rest. The farm is 294 acres, and was let on a 21 years' lease, corn rent, from 1877. The rent is now 18*s.* 9*d.* an acre, tithe free. The next reduction is 28·3 per cent. on a farm of 159 acres. The reductions on three other farms are between 35 and 40 per cent., on five farms between 40 and 50 per cent., on five farms between 50 and 60 per cent., on three farms between 60 and 70 per cent., on two farms between 70 and 80 per cent., and on two farms over 80 per cent.

Again, on a small property near Bury St. Edmunds, consisting of three farms, comprising 380 acres, the rental in 1878, including tithe paid by tenant, was 739*l.*; at Michaelmas 1894 it was 320*l.*, landlord paying tithe. This is a reduction of 56·7 per cent. in the rent alone. In 1878 the shooting was reserved by the landlord, but from Michaelmas 1894 it has been given to the tenant. There are suitable homesteads on all the farms, and the proportion of pasture to arable is between a third and a fourth of the acreage. Mr. Blencowe, land agent, of Bury St. Edmunds, informs me that the land is equal to anything in the district and far above the average.

Taking East Suffolk, the reductions on 13 farms comprising 1,920 acres in the neighbourhood of Saxmundham, all belonging to the same owner, is 52·4 per cent., between 1881 and 1894.

The reduction on three farms was between 35 and 40 per cent., on two farms between 40 and 50 per cent., on four farms between 50 and 60 per cent., and on four farms between 60 and 70 per cent.

The reduction in rent in 1893, compared with that paid from 1875 to 1881, on 12 farms on an estate of 1,400 acres, near Saxmundham, in East Suffolk, is as follows:—

The total rental in the first period was 2,025*l.*, and in the second, 994*l.*, or a reduction of 50·9 per cent. The landlord has recently had three of the farms, and part of another, comprising about 570 acres, thrown on his hands.

It is undoubtedly the case that in a number of instances, especially on the smaller properties, that expenditure on buildings has not been maintained, and this is also true on some of the larger ones, particularly where the owner's income is derived almost entirely from land. But I have shown in paragraphs 58 and 59 that, in some cases, rents have been so largely reduced that there is insufficient, or no margin, left for repairs, and certainly none for rebuilding. I venture to think, if present prices of produce continue, that the question of providing suitable accommodation for both man and beast will present a very serious difficulty in the future, for not only will the expenditure bring in no remunerative return, but no one will advance money on land, it being practically unsaleable at any price.

Reductions in rent to leaseholders.

63. Leaseholders appear in a number of cases to have been given substantial abatements, but, as previously stated, those holding under leases are in a great minority. It is doubtful whether there are any leases now in existence which were made before the depression began. I am not in a position to say that leaseholders have, or have not, been met to the same extent throughout the county as those on yearly tenancies, but I can say that no complaint was raised by them at meetings, except at Wickhambrook, where a witness stated that he had three years to run of an eight years' lease, and that at the expiration of it he felt sure he could get a 50 per cent. reduction in the rent, and also be relieved of tithe at 4*s.* 6*d.* an acre. This witness also stated that there were men in a similar position, and he added that rents had not been reduced in the neighbourhood to meet the times for sitting tenants.*

* The witness was, I believe, referring to leaseholders. The meeting put the reductions of rent in the district since 1879 between 50 and 60 per cent.

Several agents informed me that leaseholders have generally been well met, particularly on large estates.

Mr. James Toller, agent to Hon. W. Lowther, gave me an instance of a recent reduction of 45 per cent. in a lease. He said: "Landlords have behaved nobly, both "in reducing rent on yearly tenancies and leases."

Mr. George Symonds stated: "I have a 21 years' lease, and have been handsomely "met. Men on leases have generally been well met, particularly on large estates."

Several other witnesses informed me that they were satisfied with the reductions that had been made.

Mr. George Blencowe, of Bury St. Edmunds, said: "In almost all cases land-"owners have given remissions on old leases at moderate or fair rents, but not always "on recent hires, as the rents are so low in most cases that any remission could "hardly be expected."

Tenants usually consider that landlords have met them fairly.

64. Generally speaking, there is very little grumbling indeed about rent in the county. The rents now paid per acre, already quoted, and the transference of tithe from the tenants to the landlords, has in very many cases left the owners an insufficient margin to keep up drainage and buildings. It will be observed that the low rents in Suffolk have attracted both Scotch and Devonshire men to settle in the county, and that they favourably compare Suffolk rents with those paid in Scotland and Devonshire.

I do not suggest that on land where the rent is still 1*l.* an acre in the better districts that there is not still some margin for reduction, particularly where an owner is fortunate enough to own property of that description and none of the bad, though, even on the best land, the reductions have not been less than 30 per cent., and often up to 40; but I do venture to say that where land is let at anything up to 10*s.* an acre, landlord paying tithe and land tax, that buildings and drainage cannot be kept in good repair, or a fund put by for rebuilding and redraining, if further reductions are made.

And, even assuming that rent was wiped out altogether, and the tenants told they could farm the land, paying tithe, rates, and land tax only, even then there is a good deal of land in the county which could not be farmed at a profit. In some cases tenants would be worse off under such an arrangement, for their rent does not amount to as much as the tithe and the land tax. Further, if the land was nationalised at the present time and the landlords given no compensation, the Government would have in a number of cases to raise rents, if they desired to keep the buildings and drainage in good repair, and make the land self-supporting.

But farmers said over and over again that there was no question of rent now, and that they made money with high prices and high rents, and lost it with low prices and low rents. Some said that they would lose money if they had the land free, and no doubt this is the case on the poorer lands, for there are landlords with land on their hands, with good buildings, who are at the present time willing to make any terms rather than farm it themselves.

And the farmers appear to recognise that they have generally been met as far as it has been possible. I have already quoted the opinions expressed amidst the large meeting at the Town Hall at Bury St. Edmunds, "that landlords and tenants have "pulled together and done everything they could to help each other."

At the Ipswich meeting Mr. Keith, a Scotch farmer on 1,100 acres, said: "The "landlords assist the tenants as much as they can expect."

Mr. Rock, a Devonshire man now farming 700 acres in the Blything Union, comparing rents in Suffolk with those in Devonshire, where he had farmed for 50 years, said: "I consider that Suffolk landlords have met the tenants very well indeed. "Rents have not been reduced anything like sufficient in Devonshire."

The late Mr. H. Spurling, at the meeting at Mr. Snell's house, said: "We have "had our farm for 100 years. My landlord has met me so honourably that I will "never ask him for another shilling, and if any further reduction is needed I must "give notice." At the same meeting two other large farmers spoke in a similar way. One said: "My landlord has reduced all I asked, and I would rather give up the "farm than ask for more." The other said: "It is generally the view of tenants "that landlords have treated them generously. Many tenants care for the welfare "of their landlords as much as for their own."

At the Ipswich meeting Mr. Burch stated: "A great many men really do not like "to ask for further reductions of rent. Rent isn't in it at all."

In the north Mr. Alfred Preston stated that "three-fourths of the landlords have "met their tenants splendidly;" and Mr. James Deck, at Halesworth, said: "Round

" here the landlords have behaved very well, and in many cases are worse off than the " tenants, as they can't get away from the land."

And at the Halesworth inquiry, Mr. Girling, vice-chairman of the Blything Union, said: " The cause of the depression is low prices. Rent is not in it. There is no rent " now in many cases."

In the south it was said at Woodbridge: " All farmers consider their landlords have " met them in a noble manner, but reduction of rent has very little to do with " agricultural depression."

A complaint that reductions were not made soon enough.

65. But I heard some complaints, though they were not general, that rents were not reduced sufficiently between 1879 and 1883. This in some cases is doubtless true, and no one probably regrets it more than those landowners who, not appreciating at the time that the depression was going to be so acute or so prolonged, parted with tenants rather than take a lower rent. In several cases, which came under my notice, they had to farm the land themselves for some years, and then had to accept any terms they could get.

Mr. Rodwell, estate agent, of Bury St. Edmunds, stated that he considered rent in some cases in 1877 had exceeded the actual value, owing to the prosperous times and the great demand there had been for land at the period preceding that date, but he considers that since then, as a rule, landlords have met their tenants " with fair and even liberal reductions." But whatever the rent was before 1879, farmers are quite unanimous in saying they would rather have those times than the present ones.

Rents per acre paid on certain estates at different periods of the century.

66. I have obtained from the following estates the gross rents per acre paid at various periods, and the figures show that the owners are now getting less for their land than they ever were, notwithstanding their expenditure upon it.

Year.	Rent per Acre.	Tithe paid in Addition.
The Marquis of Bristol.		
1775	9*s.* 6*d.*	Tenant paid in kind.
1874	20*s.*	Tenant paid 5*s.* an acre.
1894	13*s.* 6*d.*	Landlord pays 4*s.* 6*d.* an acre.
Mr. Brooke.		
1845	27*s.*	Including tithe.
1874	27*s.* 9¾*d.*	Including tithe.
1893	14*s.* 3*d.*	Including tithe.

Year.	Rent per Acre.	Tithe paid in Addition.
Mr. Scrivener.		
1814	23*s.* 9*d.*	Paid in kind.
1871	21*s.* 8½*d.*	Paid by tenant.
1893	12*s.* 7*d.*	Paid by owner.
Colonel Barnadiston.		
1870	21*s.* 8½*d.*	Landlord paid tithe.
1874	20*s.* 6½*d.*	Landlord paid tithe.
1893	9*s.* 3*d.*	After landlord paid tithe.

Arrears of rent.

67. Arrears of rent of long standing do not appear to be considerable, according to the information in my possession, though a number have accumulated since 1892. But it is a subject into which it is not easy to make inquiries, for, when a farmer is in arrear with his rent, he is naturally diffident about disclosing his financial embarrassment, neither do landowners desire to make any public reference to this question, because in so doing their tenants might consider it a breach of confidence, and, further, where an owner has been lenient in a few cases, he does not wish the fact to be generally known throughout his estate.

But I can state that on those large properties, whose owners or agents supplied me with information, there do not appear to be many arrears of old standing, but in some cases considerable amounts have been wiped off, which had accumulated some years ago.

With reference to this subject Mr. George Blencowe, of Bury St. Edmunds, stated in January 1895 that upon nearly all large estates there are cases of accumulation of arrears of rent, especially during the last two years. In some cases old tenants have been allowed to go on year after year paying only a portion of their rent on account.

Also Mr. W. Biddell stated at Lavenham: " There are a good many arrears of rent, " but they especially accumulated in 1893," and Mr. Alfred Preston stated at Winston: " A lot of rent has been written off. There are not many arrears now."

Another gentleman, in the north-eastern part of the county, said: " There are a " good many arrears of three or four years' standing."

Mr. Stanford, estate agent, of Halesworth, writes: " There are a good many arrears " of 1892, 1893, and 1894."

Mr. Symonds, of Diss, writes February 1895: "In the last two years, and especially "in the last few months, there has been a great increase of arrears."

Mr. James Toller, who is agent to several owners, said: "On the whole there are "not a great number of arrears."

On an estate of some 6,000 acres the arrears at Michaelmas 1893 amounted to 1,074*l.*, but at Michaelmas 1894 they had increased to 2,123*l.*

Expenditure on large estates.

68. There not unfrequently appears to exist some misconception of the net profits derived from landed property. I venture to assert that the majority of estates in Suffolk, either large or small, cannot be maintained in a state of efficiency out of the present rentals, and at the same time leave a sufficient margin for the landowners to live in any comfort on their property, particularly if they have a family to educate. There are large owners in the county who, without incomes except from land, have already had to considerably curtail expenditure on their property, and some cannot afford to live in their residences at all. I am not referring to men who have squandered money, but to those who have always done their best for their properties and their neighbours. And small owners are usually in a worse plight.

Mr. Blencowe, of Bury St. Edmunds, referring to the landowners' position, says: "Some landowners would be better off without their estates, and all are very hard hit. "Further reductions are impossible. In cases where rents have been reduced half, "the landlord's income has practically disappeared."

The following are a few instances to show how unremunerative it is to expend large sums on improving agricultural property, and how little landowners are getting out of their estates:—Mr. Berners, on a property of 6,000 acres, has spent over 60,000*l.* in the last 20 years on improvements to farms, cottages, and repairs. The net rent received in 1893 represented 2½ per cent. on the expenditure on buildings and repairs alone.

On the Hon. W. F. D. Smith's estate the sum of 26,198*l.* 6*s.* 5*d.* has been spent on new buildings between 1878 and 1893, and also 6,415*l.* 17*s.* 10*d.* on drainage and other improvements, not including repairs. In 1894 a further sum of 2,239*l.* 3*s.* 6*d.* was spent in new buildings and 1,466*l.* 19*s.* 5*d.* on repairs, grass seeds, and insurance, or 2,688*l.* 13*s.* 3*d.* more than the net income derived from the property.

The total net income derived from the property from 1878 to 1893, after payment of other outgoings, was 52,844*l.* 9*s.* 11*d.* Hence, after deducting the sums spent on buildings and drainage, the landlord actually received from his property from 1878 to 1893 20,230*l.* 5*s.* 8*d.*, or 1,264*l.* 7*s.* 10¼*d.* a year, from which income tax has to be deducted, and the various expenditure on local and charitable objects, to which a landowner is expected to contribute. In 1894 the agreed rental further dropped from 6,925*l.* 6*s.* in 1893 to 4,373*l.* 12*s.* 9*d.*, or 36·8 per cent.

The net income in 1892 only represented 7·2 per cent. on the money expended on new buildings from the year 1878 to 1892, a rate of interest which is usually considered a fair commercial return on buildings. Hence, no interest is obtained for the value of the land, the bulk of which was purchased in 1878 at 40*l.* an acre. The outgoings of the estate in 1893 represented 74·6 per cent. of the rent received.

In addition, from 1885 to 1893 over 2,000 acres have been in hand, which increased to 4,000 in 1894. The land is heavy clay, and Mr. Boa, the agent, informs me that they can get no offers at all, despite the excellence of the buildings. [Appendix A. 3 (A.).]

Speaking of this property, Mr. Blencowe, of Bury St. Edmunds, says: "Here is a "case of a most excellent and popular landlord, who has spent no end of money on "the estate, but he can't let his land. It is impossible to cultivate it except at a "loss. It is strong heavy land suitable for corn, but not good enough for sheep."

On Lord Tollemache's estate, 6,369 acres, the sum of 29,008*l.* 8*s.* 4*d.* was spent on buildings, repairs, fences, and manure between 1872 and 1892. The net income in 1892 represented 12·8 per cent. on this sum. Further, the outgoings from the estate in 1892 represented 34·7 per cent. of the gross rent received. This is a property which has always been kept in a high state of efficiency, and the tenants moderately rented. [Appendix A. 3 (C.).]

On the Orwell Park estate of 15,389 acres of cultivated area a sum of 12,970*l.* was spent on buildings between 1876 and 1894, and a sum of 22,301*l.* 8*s.* 2*d.* was spent between 1872 and 1893 on repairs, fences, and insurance, making a total of 35,271*l.* 8*s.* 2*d.* These figures do not include money spent on drainage or grass seeds. The net income in 1893, after payment of outgoings, represented 4 per cent. on this

sum. The owner was 79*l.* 12*s.* 2*d.* out of pocket by the property in 1893, without deducting income tax. [Appendix A. 3 (B.).]

On a property of about 4,000 acres in East Suffolk, the sum of 24,586*l.* was spent on buildings and repairs between January 1, 1882, and March 31, 1894. The gross rental from this property in 1893 was 1,723*l.*, and the expenditure on buildings and repairs and outgoings was 2,077*l.*, showing a loss of 354*l.*

In addition income tax had to be paid, and charities, subscriptions, &c.

The gross rental in 1893 represented 7·1 per cent. of the expenditure from January 1, 1883, to January 1, 1894, on buildings and repairs only. After the expenditure on buildings, repairs, and outgoings the accounts show a loss of 1·4 per cent. on that sum.

It may be of interest to show the rents per acre in 1894 on this property.

Farm.	Acreage.	Gross Rent.	Abatement in Rent.	Tithe paid by Landlord.	Net Rent received.	Net Rent received per Acre.
	Acres.	£	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1	1,100	300	100 0 0	87 13 5	112 6 7	0 2 0½
2	192	200	10 0 0	50 14 2	139 15 10	0 14 6¾
3	87	95	9 10 0	20 15 6	64 14 6	0 14 10½
4	657	400	20 0 0	117 15 7	253 2 9	0 7 8½
5	95	100	10 0 0	28 12 0	61 8 0	0 12 11
6	243	160	16 0 0	—	144 0 0	0 11 10¼
Totals	2,374	1,255	165 10 0	305 10 8	775 7 8	0 6 6½

These instances go to show that if the land was stripped of buildings and drains it would be worth no one's while at present rents to take much of it at a gift, and spend the sums necessary to make it fit for a tenant to occupy, or putting it in another way, to give more for the land than the buildings and drainage are worth.

Expenditure on small estates.

69. I will now give some examples from smaller properties. On an estate, in the Blything Union, which comprises 1,500 acres, the gross rent received from 1881 to 1893, the period during which the owner has been in possession of the property, is 19,408*l.* 6*s.* 1*d.* The total net income received during that period is 8,400*l.* 15*s.* 11*d.* and the average yearly income is 646*l.* 4*s.* 3½*d.* This is an income which a farmer on 600 acres would certainly expect to make in moderately good times. And out of this sum the landowner has to farm about 700 acres of heavy land, which cannot be let at any price, has to keep up his house and grounds, provide for his family, save sufficient to pay death duties, and discharge the usual pecuniary obligations in the neighbourhood, which are expected of a landowner. It may of interest to add that the net rental in 1893 was 282*l.* 16*s.* 11*d.*, from which income tax must be deducted, and that the outgoings represented 75·2 per cent. of the gross rental. This property was bought in various years between 1845 and 1867, the bulk of it being bought the former year. The gross rent in 1893 represented 1·87 per cent. on the purchase money, and the sums spent on law costs, drainage, and repairs before taking possession.*

On a property of 2,000 acres, which the landlord inherited in 1889, 726 acres are in hand, and about 1,200 acres are let. Two farms in 1893 were let at the following rates:—

No. 1 farm, 79 acres, a third of which is grass. The soil is good, though heavy, but not clay. The buildings are particularly good. The rent was 100*l.* in 1871 and 30*l.* in 1893.

* Writing in January 1895 this owner says: "My tenants all round are throwing up their farms. I have "done all in my power to let my land, advertising it all over the county, but no one will have anything to do "with clay land at any price, no matter how much other land of superior quality may be included. A tenant "on 300 acres will give up his farm at Michaelmas unless he can get 3*s.* to 4*s.* an acre reduction. Another "tenant, an auctioneer on a farm of the same size, will give it up two years hence, and will refuse to take it at "any price. He has, I believe, never made a penny profit out of the farm. At my next audit in January "1895 one of my oldest tenants, who only a year ago re-hired his farm on practically his own terms, informed "us that he could carry it on no longer.

"This is no case of rent. If he had the farm free at present prices he could not make it pay. Another "man, to whom only 15 months ago I let a little farm of 40 acres, has practically gone bankrupt over it. "He tells me that he has sunk 420*l.* in the farm and has no more money. He will be sold up this week and "I shall have to take possession. This, again, is no question of rent. I have voluntarily thrown off the "whole of the first year's rent, and am only taking this last quarter 9*l.* I am told that the large landowners will "find it impossible to collect anything like the full rent this audit."

The outgoings in 1893 were as follows:—

	£	s.	d.
Repairs, land tax, and income tax	30	11	0
Interest and mortgage	16	10	0
	47	1	0
Less rent	30	0	0
Loss	17	1	0

No. 2 farm is 363 acres. A fourth is very good old pasture, which the owner says would be worth 3*l.* an acre in some counties. But half the farm is practically out of cultivation, the soil on this part being heavy and bad. The rent in 1871 was 380*l.*, and in 1893, 130*l.**

The outgoings in 1893 were as follows:—

	£	s.	d.
Repairs, land tax, and income tax	126	5	0
Interest on mortgage	83	14	0
	209	19	0
Less rent	130	0	0
Loss	79	19	0

The following is a summary of the statement of account for the year 1894 of the whole estate, including rent of cottages, a bakery, a mill, and a grocer's shop.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
Repairs	800	4	0	Rent received	1,614	18	0
Land and income tax	348	19	9				
Tithe	165	8	10				
Interest on mortgage	107	1	0				
Profit	193	4	5				
	1,614	18	0		1,614	18	0

But this profit of 193*l.* 4*s.* 5*d.* was more than spent on estate, labour, fences, &c., and 10 per cent. was returned to certain tenants on January 4th, 1895.

It will be noted that this owner who only gets this small sum for net rent, letting his land at 12*s.* 7*d.* an acre, tithe free, pays 514*l.* 8*s.* 7*d.* in tithe, income tax, and land tax, or 321*l.* 4*s.* 2*d.* more than he receives for himself.

Further, in the three years commencing 1891 he has lost 433*l.* farming the land in hand.

This case will illustrate the desperate position of the smaller owners.

A sum of 10,000*l.* was inherited with the land five years ago. The whole of it has been put into the property, and the owner has lost more than he received in rent every year. The rent roll of the estate is 75 per cent. less than in 1871; the same charges have to be met, capital has to be found when tenants quit farms, and arrangements have to be made to pay death duties.

On a property in East Suffolk of 1,920 acres, to which I have already referred in paragraph 62, giving the reduction in rent on the 13 farms, the gross rent in 1881 was 2,574*l.* 1*s.*, which included the shooting. The gross rent in 1893 was 1,295*l.* 0*s.* 8*d.*, and the outgoings that year were 766*l.* 9*s.* 10*d.*, or 59·1 per cent. The landowner's net income therefore was 528*l.* 10*s.* 10*d.*, and it would have only been 291*l.* 10*s.* 10*d.* if the shooting had not been let. It is evident that it is quite impossible to keep up grounds, garden, and maintain a family out of such an income.

On another property between 2,000 and 3,000 acres, and on which the owner has spent a considerable sum in the last few years, his net income from the estate in 1894

* In 1895, 82 acres 18 perches are let and the rest is in hand practically derelict.

was 200*l*. At Michaelmas 1894 the areas of land on his hands increased, and will in all probability again increase at Michaelmas 1895. He is now looking for a tenant for his house and shooting as he can no longer afford to live on his property.

On Colonel Barnadiston's estate, 3,000 acres, the net income was less in 1893 than in 1879 by 57 per cent., and the outgoings on six farms increased by 45·8 per cent.

Land on the owners' hands.

70. There was less land on the owners' hands at the time of my inquiry in July 1894 than there was some six or seven years ago, though a number of farms became unlet at Michaelmas 1894, and a very large number of notices to quit were given.

Writing in January 1895, Mr. George Blencowe, the well-known agent and auctioneer, of Bury St. Edmunds, makes the following statement: "Last Michaelmas "there was an unprecedented number of notices to quit given. Indeed, it was "remarked that the yearly tenants who had not given notice were the exception. I "heard of 27 notices being given on one large estate. No doubt a large proportion "will re-hire at very low or nominal rents, but many must go having lost their "capital."

Landlords found that farming was not only too ruinous, but required more supervision than they could possibly give. It appears to be generally admitted that landowners cannot farm so economically through a bailiff as a farmer can, because the bailiff has not the same personal interest in curtailing expenditure in every direction. Again, in these days when landlords' incomes are so largely reduced, and they are also unable to raise money on their properties, they have not in some cases the capital, or the means of getting it, to farm. Further, many of the smaller ones are not in the position to find the money to pay the outgoing tenant the value of his tenant right.

Except in three cases, I did not hear of any very large areas being thrown on individual owners' hands. There were in hand on one of these properties about 5,000 acres, and on the other two about 4,000 acres.* A number of owners have one or two farms unlet, and no doubt if the total number of the acres in hand in the county could be added together it would amount to a considerable acreage.

I have, however, through the kindness of several district councils, been able to ascertain the number of acres farmed involuntarily by landowners in certain unions. In the Thingoe Union there are about 13,500 acres, in the Cosford Union 8,934 acres, in the Sudbury Union 8,572 acres, in the Plomesgate Union 6,969 acres. In the Mutford and Lothingland Union, which is a small one, and comparatively prosperous compared with some owing to the proximity of Lowestoft and Yarmouth, 450 acres.

No doubt in the earlier stages of the depression some landowners were unable to realise how much the letting value of their land had depreciated, and they let tenants go, very much to their regret hereafter. But now a very different state of things exist; agents commonly advise owners to let their land at however low a rent, sometimes for nothing, rather than farm it. It is a melancholy state of things that there is land in this famous agricultural county which landlords find cheaper to lend to their tenants for nothing, keeping up the buildings at the same time, than to cultivate it themselves.

It may be that the tenant who has land for nothing has to pay 4*s*. or 5*s*. an acre for tithe, and of course rates and taxes; still these charges have always been there, and tithe is less than it was. But some witnesses stated that they would have lost money in the last few years if they had had the land for no rent and free of tithe and taxes.

The farmers at Lavenham said that they knew of cases where men were farming with no rent and losing money; and in paragraph 28 I have given a case of a farmer who was not paying rent and yet losing money.

If practical farmers lose money on certain soils when paying no rent, or a very low one, it will be evident that the landlords will hesitate to farm under the supervision of a bailiff, and will be glad to make any terms.

Farm accounts of landowners.

71. I have perused the accounts of nine heavy land farms for the year ending Michaelmas 1894, all on the owners hands, comprising 2,552 acres. The total loss for the year, without charging interest on capital employed, was 2,339*l*. 13*s*. 2*d*., or about 18*s*. 4*d*. an acre. The valuation at Michaelmas 1894 on these farms was 16,022*l*. 1*s*. 6*d*., and the agent states that this sum is more than the 2,552 acres would fetch in the market. And on four other heavy land farms belonging to the same owner, comprising 1,147 acres, the accounts for the same year, without charging interest on capital, show a loss of 549*l*. 17*s*. 2*d*., or 9*s*. 7½*d*. an acre.

* An owner of 2,000 acres has the whole estate on his hands.

In Account A. 2 (A.), from 1884 to 1894, on a heavy land farm of 265 acres, the total loss in the 10 years is 2,477*l.* 4*s.* 8*d.*, or an average annual loss of 247*l.* 14*s.* 5½*d.*, representing an annual loss of 9·8 per cent. on capital employed. Rent and interest are charged at about 1*l.* an acre until 1893–94, when it is 15*s.* 7*d.* an acre. In six years out of the 10 there would have been a loss if no rent and interest had been charged. If no rent and interest had been charged during the 10 years there would have only been a profit of 158*l.* 15*s.* 8*d.*

In Account A. 2 (B.), from 1880 to 1885, on a heavy land farm of 295 acres, a total loss of 1,192*l.* 16*s.* 6*d.* was made in five years, or an average annual loss of 238*l.* 11*s.* 3*d.*, representing a loss of 5·9 per cent. on capital employed. In 1885 another farm was added, the total acreage then being 473 acres. From 1885 to 1893 a total loss of 2,882*l.* 6*s.* 2*d.* was made in eight years, or an average annual loss of 360*l.* 5*s.* 9¼*d.*, representing a loss of 7·2 per cent. on capital employed. During this period rent and interest was charged at about 21*s.* an acre, and if that had not been charged the average annual profit would have been about 6*s.* 9*d.* an acre. Both the farms A. 2 (A.) and A. 2 (B.) belong to the same owner, who has plenty of capital and does the land well. They are under excellent management.

In Appendix A. 2 (C.) is given the accounts of a farm of 147 acres, of which 125 acres are arable, for the years 1892–93 and 1894–95. The farm has been thrown on the owner's hands, and is being farmed by him. In both years no rent was made, no interest charged on capital, and the loss was over 1*l.* an acre for both years.

The following is a summary of the accounts of a landowner during certain years, farming his own land, in the Hartismere Union. The size of the farm is 253½ acres. The soil is Boulder clay, good heavy land, adapted for growing wheat, beans, and barley. The capital employed, including value of tenant right, is about 2,000*l.*

The distribution of the land on the farm since 1780 has been :—

Land and Buildings.	1780.	1870.	1880.	1890–94.	1895.
	Acres.	Acres.	Acres.	Acres.	Acres.
Arable	52	154	160½	144½	120
Pasture	150	48	41½	57½	82
Woods and waste	40	40	40	40	40
Buildings, garden, &c.	11½	11½	11½	11½	11½

It is interesting to observe in the above Table the large increase in the proportion of arable land between 1780 and 1870, and the gradual decrease from 1880 to 1895, and likewise the corresponding large decrease in the pasture in the first period, and the gradual increase in the latter. Rent between 17*s.* and 18*s.* an acre is charged since 1889, and 30*s.* an acre before that date. No interest is charged on capital.

Summary of Accounts.

Year.	Profit.	Loss.
	£ *s.* *d.*	£ *s.* *d.*
1852–53	185 5 11	—
1853–54	195 7 3	—
1854–55	342 12 3	—
1871–72	353 2 4	—
1889–90	—	148 1 8¼
1890–91	—	212 1 8½
1891–92	72 18 5¾	—
1892–93	—	219 16 1½
1893–94	—	246 10 7
Total loss from 1889 to 1894	—	753 11 7½

The Marquis of Bristol, between 1884 and 1892, had 15 farms in hand, and he farmed, during those years, an average of about 4,500 acres. The most he had in hand at one time was 6,000 acres. The loss in farming this land, during the period named, was about 50,000*l.*; this was an average loss of 6,333*l.* 5*s.* a year, or a loss of about 28*s.* for every acre farmed.* At Michaelmas 1890 these farms were valued to

* Mr. George Hervey, the present agent to the Marquis of Bristol, was not the agent at this period, and the actual sum lost cannot be ascertained with precision, but the figures given are considered to be a fair representation.

produce from sale of stock, value of tillages, &c., about 32,000*l.*, and they actually produced about 14,000*l.*

Depreciation in the freehold value of property.

72. The selling value of property, particularly corn-growing land, has depreciated to an enormous extent. In fact, there is no demand for heavy land, either by buyers or tenants. There are a number of instances in recent years of farms sold for less than the cost of the buildings. Land is described by agents, auctioneers, and valuers as a drug in the market. If anyone wants land at the present time there is plenty to be had in Suffolk for nothing, if the purchaser will pay for the cost of the buildings. One of the auctioneers informed me that there were no buyers of land, and that, if there were, he knew of cases where owners and mortgagees would take almost any offer. Even small farms of under 100 acres appear in some cases to have depreciated in value as much as large ones. [Appendix B. 3.]

But it must be obvious that no one will buy that land which can only command a rental up to 10*s.* an acre, landlord paying tithe of 4*s.* 6*d.* to 5*s.* an acre and other outgoings, at a period when prices are steadily falling.

With reference to the present value of land, Mr. Blencowe, auctioneer and agent, of Bury St. Edmunds, says: "A lot of land is absolutely unsaleable, particularly the clay "lands badly situated for rail or market."*

Mr. Alfred Preston, auctioneer, of Ipswich, says: "There are no buyers of land."

Mr. William Biddell, estate agent and auctioneer: "Plenty of properties are sold "for what the buildings cost to erect."

The late Mr. H. Spurling, auctioneer, stated at a meeting: "Land is a drug in the "market. If anyone wants land there is plenty to be had at a nominal sum in "Suffolk. I know a man who paid 400*l.* a year rent for a farm up to a few years "ago, and it paid him well. He lately bought the freehold for 900*l.*"

Mr. James Toller, Wickham Market, agent to the Hon. W. Lowther, says: "A "great deal of land here would not fetch more than 5*l.* an acre, especially that "belonging to small people, because big owners will buy no more, and strangers will "not purchase small farms as a commercial enterprise now. No one can expect to "get anything out of a property now but the sporting.

"I can give many cases of good useful farms not fetching 5*l.* an acre in this neighbourhood."

Mr. H. Read, estate agent, Beccles, stated in December 1894: "I have been con- "cerned in selling farms at 4*l.* to 5*l.* an acre, which cost 25*l.* to 30*l.* an acre some "years ago."

Several farmers stated that they would not have their land at a gift. At Mr. Burch's house I met a number of farmers, who were farming in all 5,600 acres, and they all said that they would not have the land, however cheap, as owners.

At Lavenham it was stated: "Bad land in some cases is let free, and does not pay "then. No one would have it at a gift."

Valuers and agents generally put the decrease in the selling prices of land between 50 and 80 per cent.

It was agreed at the meeting at Mr. Snell's, where there were present the late Mr. H. Spurling, Mr. Biddell, Mr. Fiske, and other first rate witnesses, that the bulk of the land in Suffolk was not worth more than 10*l.* to 12*l.* an acre. But there are many cases where land was sold for 5*l.* an acre, and in some cases for less.

I saw an advertisement in a local paper in June advertising farms to sell from 5*l.* an acre, and to let from 5*s.* an acre.

The following are some examples of recent sales of land in Suffolk:—

A farm of 240 acres, described by a leading estate agent as the best land in the county and beautiful sheep land. 65 acres are pasture, well watered, and very productive. There are two sets of good buildings and five cottages. The farm is four miles from a market town. Three fourths of the land tax is redeemed.

In 1873 it was bought by auction for 13,000*l.*, there being plenty of competition. It was then mortgaged to the first mortgagee for 9,000*l.*, and subsequently a second and third mortgage was put on it. The property was sold in 1893 by the trustees of the first mortgage for 1,800*l.*, or 7*l.* 10*s.* an acre. A loss to them of 80 per cent.

A farm of 110 acres, good heavy land, with a large old-fashioned house, two sets of premises, and two cottages, sold in 1874 for 4,250*l.*, and mortgaged for 3,000*l.*; sold by auction in 1893 for 430*l.*, or 82*s.* an acre. A loss to the mortgagee of 85 per cent.

* Mr. Blencowe informs me that between July 1894 and January 1895 hardly any land had changed hands as no one will buy at any price.

A farm adjoining Lord Tollemache's estate of 83 acres. Bought in 1874 for 3,350*l.*, and sold in the autumn of 1894 for 610*l.* at auction, or a loss of 81·7 per cent. Subsequently bought by Lord Tollemache for 700*l.*

A very fair useful farm of 240 acres with fair buildings. Sold by auction in 1880 for 4,800*l.* and rented at 350*l.*, which was subsequently reduced to 200*l.* The brother of the owner then took the farm, and at length it was rented free. Sold in 1893 by auction for 900*l.*, or 75*s.* per acre.

A farm near Clare, of 250 acres, rather heavy, but good land, and moderate buildings. Land tax redeemed and no tithe. Two miles from a good railway station. Valued at 50*l.* an acre in 1870. Sold in 1893 for 80*s.* an acre, including timber of the value of 150*l.*

A small farm of 6¾ acres. Very good land and some good pasture, good buildings, and tithe free. Sold in 1880 for 600*l.*, sold in 1893 for 200*l.*, on a reduction of 66·6 per cent.

A 240 acre farm at Cratfield. Very good heavy land, the best farm in the parish. Superior buildings and house. Sold in 1893 at 75*s.* an acre.

A farm in West Suffolk of 200 acres. Very good land. Bought in 1874 for 8,000*l.*, and 2,000*l.* was spent in buildings. Sold in 1893 for 8*l.* an acre, or 1,600*l.*, that is, for 400*l.* less than the money spent on the buildings. The total loss on land and buildings was 84 per cent.

A farm on the borders of West Suffolk, 250 acres. Good land and good premises, tithe free, land tax redeemed, and two miles from a station, recently sold at 4*l.* an acre.

A farm near Hadleigh, bought in the seventies for 5,600*l.*, the owner also spending 900*l.* on improvements. The soil is mixed, the land well cultivated and the highways good. Sold in June 1894, by auction, for 1,000*l.*, or a decrease of over 82 per cent. on the original purchase money.

A farm of 200 acres, near Hoxne, sold in 1874 for 6,000*l.*, sold by public auction in 1894 for 1,000*l.*, or a decrease of 83·3 per cent. (*See also* Appendix B. 3.)

Derelict farms.

73. At the time of my visit to Suffolk in June 1894, there were eight farms totally abandoned, comprising 1,388 acres; but between Michaelmas 1894 and January 1st, 1895, 30 more farms to my knowledge, comprising 3,353 acres, became derelict, making a total of 4,741 acres. I should add that I am not at all satisfied that the number of farms abandoned since Michaelmas 1894, is not greater than stated above. Mr. George Blencowe, of Bury St. Edmunds, writes: "A good many farms vacated "last Michaelmas have not been let, and are abandoned *up to the present.*" Another well-known agent states that a number of farms, unlet at Michaelmas 1894, are practicably abandoned, but at present the owners do not care to publish them as such. He instances two farms in this category, one of 565½ acres, and another of 532½ acres, not included in the list given. I should add that a circular was sent to the district councils in West Suffolk by Mr. O. D. Johnson, as chairman of the West Suffolk Committee, and to certain agents, valuers, and leading farmers in East Suffolk, nominated by the East Suffolk Chamber of Agriculture, asking them for a return of all the abandoned farms in their neighbourhood, but probably it is difficult to get information about farms only abandoned at Michaelmas, unless minute inquiry was made. It would not be generally known that farms only given up in September had been left derelict by the owners, and it would be supposed that they were merely farms in hand. Neither could the casual passer-by in some cases tell that the farms had been recently abandoned from their condition, for there are many farms, particularly in North Suffolk, which offer very little evidence of recent cultivation.

The following was the number and acreage of the abandoned farms in the county in July 1894, as far as I could ascertain after making all possible inquiries:—

Farm.	District.	Acreage.	Date of Abandonment.
1	Blything Union	340	1889
2	" "	150	1888
3	" "	148	1886
4	" "	80	1892
5	Hartismere Union	300	1893
6	" "	150	"
7	" "	150	1888
8	Thingoe Union	70	1889
	Total	1,388	—

The following are the number and acreage of farms which have been abandoned since the date of my inquiry as far as it has been possible to ascertain, that is, between August 1, 1894, and February 1, 1895 :—

Farm.	District.	Acreage.	Date of Abandonment.
1	Thingoe Union	320	Michaelmas 1894.
2	" "	200	" "
3	" "	30	" "
4	" "	60	" "
5	" "	58	" "
6	" "	30	" "
7	" "	20	" "
8	" "	6	" "
9	Newmarket Union	240	" "
10	Risbridge Union	197	" "
11	Hoxne Union	230	" "
12	" "	165	" "
13 & 14	" "	450	" "
15	" "	140	" "
16	Wangford Union	100	" "
17	" "	100	" "
18	" "	100	" "
19	Plomesgate Union	100	" "
20	Cosford Union	223	" "
21	" "	61	" "
22	" "	77	" "
23	" "	22	" "
24	" "	35	" "
25	Sudbury Union	100	" "
26	" "	40	" "
27	" "	17	" "
28	" "	80	" "
29	" "	82	" "
30	" "	70	" "
	Total	3,353	—

It seems to be often the practice to let the feed on derelict farms by auction, and agents have informed me that, after paying rates and tithes, it is generally found to be worth while to adopt this course.

A very large number of witnesses, comprising landowners, agents, and farmers, state that, if present prices continue, a considerable quantity of the very heavy and the very light land must go out of cultivation. Many predict that this must be the case on a large area after Michaelmas 1895. As a matter of fact a good deal of land on both such soils, attached to tenanted farms, is now almost worthless to rent, for it has been practically abandoned, and simply used as a rough run for sheep or cattle. I made an endeavour to ascertain the amount of land in the county which, though let at the present time, was practically worthless to rent, but I found the difficulties insuperable. On one large farm in the hands of a tenant who is farming several farms there are about 400 acres of this description, and many cases could be quoted where labour has been knocked off the heavy clay portions of farms, which have been sown with seeds and then left to nature to make a profit.

The district council in the Gosford Union, which may be taken as a typical rural one, made minute inquiries in the 28 parishes for me, and in addition to five farms abandoned since Michaelmas 1894, they estimate that there is 2,411 acres attached to farms which are not worth more than 1*s.* an acre to rent, tithe free. This land exists in five parishes, one parish containing 1,325 acres of such land. Again, in this union, 8,934 acres are being farmed involuntarily by landowners.

I went over a farm near Framlingham where, a farm was thrown on the owner's hands, who had insufficient capital to farm it. Two hundred acres of this had been sown with rye-grass and clover, but on the greater portion of it there was nothing but rye-grass left, the clover for some reason having almost completely died out, and there was very little feed even in such a prolific year as 1894.

Every one united in saying that the heavy land would not take grass, and that it died out in a few years.

But, though I do not suggest for one moment that the witnesses in Suffolk are not correct in the assertion that grass cannot be grown successfully, for it has both soil

and climate to content with, nevertheless I think it should be remembered that in many cases the conversion of arable land to grass is resorted to as a last resource, when the arable land has been found too unremunerative to pay for labour. And this arable land not infrequently has been gradually deteriorating because the owner or tenant had not got the money to spend on sufficient labour or manure or has been selling off, without making a proper return, or because, even if he had capital, a generous expenditure has not been found to be remunerative. Hence deteriorated, or run out land, has frequently been sown with grass, and has subsequently had little or no attention paid to it in the matter of top-dressing. Again, I have heard it said that greater care might be exercised in the choice of seeds, as well as in the preparation of the land, and the subsequent treatment of the grasses.

Now it seems to be the case that, at present prices, a farm entirely composed of heavy clay, and only suitable for the growth of wheat, must be carried on at a loss. It is asserted over and over again that farms of this nature could not produce a sufficient profit to pay the tithe, rates and taxes and repairs, without taking rent into account, and, if this is so, it would seem that their abandonment must take place at no distant date. It is obvious that the public consider that there is nothing to be made out of clay lands, or we should not hear of farms frequently being sold at 5*l.* an acre, or even less, and of others going begging at the same price, or of being offered rent free on payment of outgoings. But, if present prices for wheat are to continue, owners of these clay farms will have to face the fact that this land, which once returned large profits, justifying the erection of large farmhouses, buildings, and sheds, can no longer return an adequate interest on their cost. They must write these off at a loss, and deal with their land, not as that capable of growing heavy crops of cereals, but of chiefly producing somewhat inferior grass. And, instead of farming it badly themselves, or letting tenants do so on the old course, they had better turn their attention to putting a considerable portion of it down to temporary grass, or inducing their tenants to do so before the land is too hopelessly ruined to receive it. More stock would then be kept, or else cows could run on the grass land, and also be fed on such green crops as can be grown, and on purchased foods, which are so cheap at the present time. The milk selling business still pays to some extent, and would do better with cheaper railway rates. We have also to learn that it is beyond the bounds of possibility for English farmers to supply their own markets with butter and cheese, poultry and eggs. Pigs might perhaps also be kept in larger quantities than at present, and again, we have to learn why English markets should not be supplied with English bacon and ham.* This system would, in fact, be very similar to that adopted by the Scotch farmers, but it might perhaps answer better if men with more capital than most of them can command could be found to adopt it, as on the better land at any rate they could go in more for mixed farming, and thus the land would not be so denuded of labour as in the case of the farms in the hands of Scotchmen (*see* paragraphs 84, 87, and 89).

As regards the farmer, no doubt less capital would generally be required under such a system. The land would have to be let cheap, labour would be greatly curtailed, but few horses would be kept, and the working expenses would generally be lower. As regards the landlord, he would have a class of tenant who would require, and indeed would have to be content with, an inexpensive farmhouse, and only such sheds and accommodation as were absolutely necessary to enable him to properly conduct his business, and further, he would have fewer cottages to provide.

A still further enlargement of farms would probably take place, because the area under grass would be poor, and so it would be necessary to take a large tract cheap, and also because the rent received for the land would not be sufficient to pay for the erection of buildings on small areas. The worst land in fact would be ranched instead of farmed.

It may be that even under such a system as this that a sufficient return could not be got to pay the burdens on the land, and a sufficient rent to enable the owner to drain it, pay for repairs, and to give him a reasonable rate of interest on the cost of his buildings, and the market price of his land. But I think it is tolerably clear, as things are being conducted on some clay lands, namely, the curtailing of labour, and the selling off of all crops without adequate return, and the reduction in the number of cattle and sheep kept, that more of such land will have to be abandoned at present prices, and I venture to ask whether it is not worth while to try a system, unremu-

* The value of the imports in 1894 of bacon was 8,083,987*l.*; of hams, 2,771,828*l.*; of butter, 13,470,419*l.*; of margarine, 3,044,781*l.*; of cheese, 5,467,137*l.*; of lard, 2,758,416*l.*; of condensed milk, 1,079,425; of eggs, 3,786,320*l.*

nerative as it may be to owners, rather than throw the land finally away? For land once abandoned, or allowed to get into a throughly foul and undrained condition, is lost, as it would cost more to redrain it, and put it into condition, than to buy land well drained and in good condition.

I went over three abandoned farms, one of about 300 acres, another of 148 acres, and another of 80 acres.

The first one was simply a waste, and must have been badly cultivated for some time. The feed was let by auction in 1894. There was an exceptionally heavy crop, and about 117*l.* was realised. From this, tithe, amounting to about 55*l.*, would have to be paid, leaving 62*l.* for rates, taxes, and auctioneer's commission. This farm is within 2½ miles of a railway station.

The other two farms of 148 acres and 80 acres are at Holton, about a mile from Halesworth, a market town of about 2,500 inhabitants.

It seems most extraordinary that these farms, situated close to Halesworth, and by the side of a good main road, should be lying abandoned.

The one of 148 acres was all arable, except 20 acres of old grass. The buildings are built of brick and tiles, and situated close to the farmhouse, all having been above the average.

Up to 1880 the farm was let for 1*l.* an acre. It was then relet to a farmer, for whom the landlord found the money to enter, at the same rent. He soon gave up, and the landlord lost 1,000*l.* It was then let up to about 1886 at 10*s.* an acre, and after that abandoned. The land by this time was in very bad condition, the heavy land was much injured by the wet seasons, and the farm had been greatly deteriorated by the straw, hay, &c. having been sold off.

This farm presents a pitiable appearance. The buildings are simply falling into ruin, bricks are coming away, spouts are tumbling off, the roofs are falling in, the yards are a mass of weeds, the garden is a waste. As for the land, it is a wilderness. The fences are high and straggling, the gates broken. Not a soul is to be seen in the fields, which are rank with weeds, docks, and thistles. The whole farm is just growing natural grasses and weeds. On some of the fields, which had been laid down to grass, there was absolutely nothing but water grass, docks, and moss growing. The feed has been let for the last eight years for 8*s.* an acre, which just pays the tithe, and also the rates and taxes. The agent stated that, notwithstanding its situation, there was no prospect of letting the farm at present prices, but that it would let in a moment if wheat was 40*s.* a quarter, or if all cereals averaged 32*s.* a quarter, though it would have to be let very cheap the first four years. The farm next door, though let, is in very little better condition.

The other abandoned farm at Holton of 80 acres is of a size, and in a situation, which would be thought attractive. But the land is heavy, and only three acres are permanent grass. The buildings are very fair.

Up to 1875 the farm was let for 1*l.* an acre and all outgoings, and between then and 1880 there was some reduction. In 1880 there was a change of tenancy, and the rent was gradually reduced up to 1892, when it was 25*l.*, tithe free, or 6*s.* 3*d.* an acre. The tenant then left, having failed, and since then the farm has been abandoned. The land has simply seeded itself down, and is full of thistles and water grass. In 1894 the feed was let by auction for 20*l.*, and the landlord had to pay tithe, rates and taxes amounting to 21*l.* The agent says that there is no prospect of letting this farm.

Of another farm in the list given above, which has been abandoned since Michaelmas 1894, the agent writes as follows: "This case is a hard one, as it forms almost "the whole income of the rector, who is moreover called upon to pay the outgoing "tenant over 300*l.* for valuation. It used to command over 250*l.* rent, and is "entirely Government drained."

Tithe.

74. In addition to the reductions in rent to which I have already alluded the landowners have had to take the whole burden of the payment of tithe, which, usually before 1879, was borne by the tenants.

Tithe, as a rule, is about 4*s.* 3*d.* an acre on useful land, and up to 6*s.*, or even 7*s.*, in some cases; on the very light land it generally comes to about 2*s.* an acre. The amount of commuted tithe is 205,636*l.*, and is 5*s.* 3½*d.* per acre of land under crops.

The subject of tithe was seldom mentioned in Suffolk, and this no doubt is because the tenants do not pay it, and so find it no longer a burden.

I made inquiries in every part of the county whether section 8 of the Tithe Act of 1891 had been put into operation, and I could only hear of one instance.

The section of the Act provides that, "Where a sum is claimed on account of tithe "rentcharge issuing out of any lands, and the county court is satisfied that, if the "sum claimed is paid, the total amount paid on account of the tithe rentcharge for "the period of twelve months next preceding the day which the sum claimed "became payable, will exceed two thirds of the annual value of the lands as ascertained "and entered in the assessment for the purpose of Schedule B. to the Income Tax Act, "1853, or as certified as herein-after mentioned, the court shall order the remission "of so much, whether the whole or part of the sum claimed, as is equal to the excess, "and the amount so ordered to be remitted shall not be recoverable."

It is obvious that, except in very extreme cases of low rent, the tithe paid could not exceed two thirds of the annual value of the land, and, even if it did, the remission would be so small that it would hardly be worth a landowner's while to trouble himself about the matter.

In the case referred to where relief was obtained, the tenant was farming 135 acres, rent free, but paying 23*l.* 18*s.* 5*d.* tithe and 8*l.* 4*s.* 7*d.* land tax. Hence the annual value was 32*l.* 3*s.*, two thirds being 21*l.* 8*s.* 8*d.*, and the remission therefore 2*l.* 9*s.* 9*d.*

But several landowners informed me that they thought that owners, of large properties at any rate, would hesitate from being parties to reducing the incomes of the clergy. One of them said: "What is the use of my robbing our parson. I can't see him starve."

There is no doubt that the Tithe Act has been a benefit to the clergy in many cases. Before the Act, many of them were giving remissions to the farmers, but now they get it in full from the landowners. I think that it is tolerably clear that some of them would be getting very little if they still had to look to the farmers for payment of it.

I endeavoured to ascertain, in cases where farms had been abandoned, whether tithe was paid, or whether the titheowner was left to take his remedy by entering upon the land and getting what he could. But in the first place as the feed on abandoned farms is nearly always let by auction, the owner or mortgagee in possession gets some rent. I am informed by an agent to a property, where there is some abandoned land, that the tithe is seldom, if ever, apportioned to particular fields, and where there is some evidence that it had been so, the changes in boundaries of fields has rendered it most difficult now to draw any definite distinction.

Hence the titheowners would not be confined to obtaining rents or profits off one particular farm which was abandoned, or tenantless, but would be able to seek for the payment of the tithe over the whole property.

But there is one case, and I believe the only one in Suffolk, where a receiver has been appointed on a farm of 70 acres, which has been abandoned for five years, the mortgagee being in possession. The receiver sent me the following note: "The mort-"gagee tried to disclaim all ownership, but I think that, owing to his friends having "shot over it, this was not successful. In the early part of 1894 the clergyman took "the matter into court, and I was appointed receiver, my powers being to let or farm "it. I have let it for 30*l.*, inclusive of all outgoings, from June 1894 to January 1895, "the tenant to take everything off in the shape of grass and hay he likes. No land "is broken, no trees touched*. I am not quite sure if I can let it for another year "without a fresh order from the court. The tithe payable in 1893–1894 was 16*l.* 5*s.* "I never saw anything so desolate. The house and premises are wrecks. The old "pastures have got spongy. In the middle of the fields there are briers and weeds, "which would never show on cultivated land. I have not seen it since it has been "fed with sheep, but I fancy that stamping it will have done a great deal of good. "The gateways and headlands had the best feed on them."

VIII.—Effect of the Depression upon Farmers.

Effect of the depression upon farmers.

75. The evidence laid before me in every part of Suffolk goes to show that farmers have, and are, suffering, terribly from the effect of the depression. Matters are so serious that I hardly know how to lay the facts before the Commission with sufficient emphasis. To have wheat at 27*s.* and 28*s.* a quarter in Suffolk was serious enough, for it has been largely instrumental in bringing about the deplorable state of things which existed when I visited the county in July 1894; but wheat and barley at 19*s.* to 20*s.* a quarter has created a crisis which must, I believe, shortly end in utter ruin to many. And

* The year 1894 was an especially good one for letting feed as the crop was very heavy.

not only has the recent fall in price of wheat brought the farmers' affairs, which have long been most unsatisfactory, to the present alarming stage, but the disappointing harvest of 1894 left them with a barley crop of such inferior character that much of it is unsaleable. This, following upon a disastrous season in 1893, caused by the drought, and at the end of a period of depression of some 12 or 13 years which has bereft the farmers of capital, is, to use a popular phrase, the "last straw," and I confidently believe that, at the present time, the majority of the farmers could not meet their engagements, if their creditors were simultaneously to demand a settlement.

Nearly every witness stated that the farmers were losing money and had been doing so for some years. It was said to be so at the meeting at Mr. Snell's, where every interest in agriculture, except the labourers, was represented. It was said to be so at the meeting at Mr. Alfred Harwood's by a body of gentlemen who were animated by the desire to discuss the situation in the most hopeful way; to inquire how the future could be faced rather than to grumble or give way to despair. It was said to be so at every other meeting I attended, not only by farmers, but by every one who had dealings with them.

There may be a few of the larger farmers with capital holding their own on land suitable for mixed farming. Possibly some of those in the Samford Union are doing so, because the land there is good; it has been well farmed for years; and the farmers on the banks of the Stour and the Orwell can make use of the barges to procure their manure, and send away their produce. And elsewhere there may be a few who are making some profit, men of capital, who have a celebrated flock of sheep, a herd of cattle, or a noted breed of horses, which command a fancy price, or perhaps a man here and there who has the monopoly of the milk business near a town.

In short, it is presumably only the men with capital who have been able to hold their own at all. These have not had to injure their business by curtailing expediture in actual necessaries, such as labour, stock, feeding stuffs, and manure, and have not been so hard pressed for want of ready money that they have been forced to sell in the lowest markets to meet previous engagements. They have also been able to take advantage of a good bargain, when the opportunity arose.

Evidence of the effects of the depression upon farmers.

76. But there is plenty of evidence to show that farmers are sorely pressed. There is the evidence, which is patent to all who visit Suffolk, namely, the condition of the land, in some cases choked with weeds and carlock, the state of the fences and ditches, all betokening that labour has been largely curtailed.

There is the evidence of Income Tax Commissioners, who speak of the large and increasing number of farmers who appeal to them, there is the evidence of merchants and dealers, who speak of the difficulty in getting money, and of rate collectors who can hardly get in the rates.

There is the evidence of farmers being unable to buy stock. There is the evidence that hundreds have had to leave their farms, and throw up the only occupation to which they are suited, and break the ties of a lifetime. There is the evidence that scores gave notice to quit at Michaelmas 1894, and many of these, I believe, have not the slightest intention of reconsidering their decision, no matter what terms are offered them to remain, great as the sacrifice of capital must be to them.

It is said that more would quit, if they dared, but that they are dipped too deep to move. If they went they would be called upon to meet their obligations, which they would be unable to do. They therefore remain hoping against hope on the ship over which they have lost control, and which is drifting helplessly towards the rocks.

And, if I may give my own experience after my visit in Suffolk, where I stayed in the houses of many farmers, and had the opportunity of meeting numbers of them, I think that no one could fail to be struck, who had such an opportunity, with the grave anxious faces of the men, who stated that present prices meant absolute ruin to them and their children.

The first day I arrived in Suffolk to attend a meeting in the Town Hall at Bury St. Edmunds, a farmer came up to me and said: "We have done our best to get you "a meeting, but do not be disappointed if it is a small one, for all the spirit seems to "have been knocked out of the farmers, they are simply crushed, and seem to have "no hope left."

At the meeting in the Town Hall at Ipswich, Mr. Herman Biddell gave expression to the same feeling at the outset of the proceedings. He said: "I do not want to "throw cold water on the Commission, but I cannot shut my eyes to the fact that, "not so very long ago a most searching and extensive investigation into the same

" subject was made by a Commission under the Duke of Richmond, and no practical " good came of it. In any case, therefore, we may well doubt the value of a second " inquiry. Further, during the existence of this Commission, formed for the purpose " of inquiring into the depressed state of the landed, and the corn-growing interest, " 117 per cent. had been added to the death duties on landed and real property. I " cannot help looking rather coldly upon a commission of inquiry into the condition " of agriculture which was heralded by a most serious addition to its burdens. But " at the same time I urge my brother farmers to give the Commission all the infor- " mation they can. The Commission will at least learn that present complaints as to " the ruin of the corn-growing interest rest upon a sound foundation, and that farmers " and landowners are not crying out without real and bitter cause. The only way " that permanent and sensible relief can be obtained is by being able to obtain better " prices for our produce."

There have no doubt been a very large number of changes of tenancy since 1879, and this applies both to large and small farms. I have been able to collect no actual figures to show the proportion, for the undertaking would have been too great during the time at my disposal, but evidence was given in every district that changes had been very numerous [*see* Appendix B. 9 (*c*)].

It was stated at the meeting at Mr. Snell's that most of the yeomen farmers who had had mortgages on their land had gone.

No doubt many farmers have continued to hold their farms because they have shrunk from sacrificing so much of their capital by selling off at present prices. But what has restrained some men from leaving has been the difficulty of finding other employment, either for themselves or their families, for their available capital, if invested, would generally only represent a very small income, and insufficient to live on. Mr. Alfred Preston, at the meeting at Mr. Burch's, told the farmers present that if they gave up farming they were good for nothing except, perhaps, to open railway gates on a single line. Though this was a somewhat forcible, and certainly a candid way of putting his point, it is evident that in these days of competition there is very little employment which a farmer could obtain.

77. I will now give some general evidence as to the farmers' present position given either by large farmers or at meetings.

Farmers' evidence as to their position.

Mr. Herman Biddell, of Playford, says: " I am of opinion that most farmers who " have not had private means, or who have not had friends to help them, have gone. " I am convinced that much of the labourers' wages has been paid out of capital."

Mr. Keeble, Samford Union, says: " I am sure that the majority of farmers are " actually losing money."

Mr. Alfred Smith, of Rendlesham, says: " I have not the slightest doubt that the " majority of farmers have been drawing on capital for the last 10 years. An average " farmer cannot live on his farm at present prices, and pay rent. No land in the county " of Suffolk to-day is worth any rental, save the very best, situated near a town or a " railway. In the last seven years I have let over 200 acres go uncultivated, and just " take what little sheep feed it produces. Others have done the same to a considerable " extent in this neighbourhood, but if live sheep come from Argentine, and brewers use " nothing but foreign barley, the end must come very soon. On the ordinary farms in " the county there is less manure, less labour, less energy, less perseverance."

Mr. J. C. Dawson, near Ipswich, says: " Farmers have not only got no capital, but " they can get no credit."

The meeting at Lavenham: " Fewer breeding ewes have been kept in the district. " The ordinary farmers are keeping fewer bullocks. The small farmers are buying a " worse quality of bullock, and some are letting their feed to dealers, because they " have no money to buy. Farmers are now selling off an enormous amount of hay " and straw, which is sent away by train. Some years ago this was almost unknown. " Not half a sufficient quantity of manure is brought back to compensate for this. For the last 10 years there is hardly a farmer here who is bringing up his sons to the business, because they have not got the capital to do so"

Though no farms are actually derelict in the district, certain portions of farms have " been allowed to seed themselves down, and this keeps on increasing."

Mr. Payne (1,800 acres), chairman of the Risbridge Board of Guardians, says: " For a " series of years farmers on heavy lands have been losing money."

Mr. Stanford, farmer, auctioneer, and agent, Halesworth, says: " Farmers are living " in a very different style to what they were. They are not putting their sons into " farming because they cannot afford it."

Mr. C. M. Smith (500 acres), Wangford, says: " The majority of farmers have been " losing money for nine years."

The Blything Board of Guardians, Halesworth: "The majority of farmers have "not had a balance on the right side for the last four or five years."

Mr. Neuson, Halesworth, says: "I have farmed 100 acres of my own, strong "heavy land, for six years, and I had quite enough capital, but I have lost 1*l.* an acre "on it every year for six years."

Mr. Chambers (600 acres), Marlesford, says: "Farmers have not now got the capital "to take advantage of a good season when it comes."

Mr. Edward Peck (870 acres), Eye, says: "I believe the majority of the farmers "have been farming at a loss for the last 10 years. I have done so for the last 13 "years and can show the accounts. It is not a question of rent at all. We could not "make it pay anyhow. I show a loss in 1893 of 500*l.*, without considering depreciation "of 300*l.* in my valuation."

The meeting at Wickhambrook: "In the great majority of cases last year farmers "did not make their rent. There are certainly fewer sheep and cattle kept in the "district."

Mr. Burch, Winston, says: "Within three miles of my house in ten years there "have been ten failures and three suicides."

Mr. Clarke (468 acres), near Shotley, says: "The majority of farmers can't find "money to meet their expenses." [Appendix B. 1.]

Effects of the depression upon small farmers.

78. The opinion was generally expressed that small tenant farmers had suffered more than large ones by the depression. This does not mean that small farmers have lost more money, for relatively speaking they have lost less, having in many cases very little to lose, but that, owing to want of capital, they had to sooner curtail both the expenses on their farms and on their households, and that more in proportion had to leave their farms than the larger ones. [Appendix B. 4.]

The evidence given shows that those who still remain are keeping their land in a worse state than the larger farmers, because they have neither the means to provide themselves with sufficient stock or manure.

Further, as I shall show hereafter, those men on holdings of a size which can be worked by a family, without the employment of outside labour, are working and making their families work, for a bare existence, and no monetary reward, under more adverse conditions than any other wage earner in the country.

But Suffolk is not a county of small farms; neither the heavy land, adapted only for the growth of corn, or the lighter lands for the rearing of sheep, are suitable for them. There is very little soil where market gardening can be carried on, as in Lincolnshire, except in the district near Mildenhall, and, if there was, there are no adjacent towns containing large consuming populations to buy their produce. Further, there is very little good pasture land, which is so important for the creation of small farms.

Neither are there many peasant proprietors. Some of the few that existed have succumbed since the depression, having no margin of capital to meet a series of losses, particularly if their land was mortgaged, which was frequently the case.*

Another thing, which frequently operates against small farmers, is that they borrow capital to get on their farms, either because they take too much land, or because they are in too great a hurry to start. When bad times come they simply become machines to earn interest for money lenders.

But I made particular inquiries in all parts of the country as to the position of these men, and quote the following evidence as a fair sample.

Mr. Alfred Preston, auctioneer, says: "The depression has proved that small "holdings from 10 to 50 acres, and landlord farming, are total failures."

Mr. James Toller, agent to the Hon. W. Lowther, says: "A man and his son on a "small farm would be better off on wages, and would have to work less hard. I am "positive that the small farmers do not live so well as labourers. They don't eat as "much fresh meat."

Mr. Wrinch, a large farmer, stated at Shotley, which is one of the most prosperous districts: "The small men have been squeezed out here."

Another farmer in the same neighbourhood, who farms five farms comprising 1,500 acres, states: "All round here and also round Ipswich the small men have been squeezed "out, I took two of their farms, and the land was much let down."

The farmers at Wickhambrook said: "Some farmers have economised in labour, "particularly the smaller men, as they have no capital. Certainly the larger farms

* In 1880, Mr. Druce reported to the Duke of Richmond's Commission that there were hardly any peasant proprietors in the county. In answer to his inquiry as to their condition, he had the following answers: "There "are very few. They are as poor as church mice. Their land is starved." And again, "There are some "peasant proprietors who complain that they work very hard to make little better earnings then common "labourers."

" have suffered less than the smaller ones. More small farmers have given up than big " ones. It is cheaper to farm wholesale than retail. The small farms are not in such " good condition as the large ones as they are keeping less stock."

Mr. Gittus (850 acres), speaking of the small farmers in the Fen district at Mildenhall, says : " They often have insufficient capital and have to borrow implements from the " big farmers. They are very industrious, and work from 4 or 5 a.m. to 8 or 9 p.m."

Mr. Stanford, land agent and auctioneer, of Halesworth, says : " The small working " farmers work from 5 a.m. to 8.30 p.m., and also their wives. Their daughters go off " to shops. A season like last one (1893) beats small men with no capital."

The meeting at Lavenham : " The small men have been ruined sooner than the large " ones. Many of these small men have been labourers or tradesmen."

Mr. Guy (224 acres), Bury St. Edmunds, says that large farmers have suffered least because the former have been better able to adapt themselves to circumstances than the small ones. And he further states that, because large occupations have been exchanged by some for small ones, this is no indication that the latter pay better, but is only evidence of want of sufficient capital to farm a larger area.

Evidence of small farmers as to their position.

79. But I visited a number of the smaller farmers on their farms and heard from them, and saw for myself as far as it was possible, how they had been affected by the depression. It may be of interest if I give their evidence in some detail.

Mr. C., near Badwell Ash, in the Stow Union, took a farm two years ago of about 115 acres for 38*l.*, of which 19 acres was pasture. The land was left very much run down and in a very foul condition. The tenant, who was previously on a farm of 60 acres, started on this one with insufficient capital and could not find the money to get the land clean. The man is hard working, though probably not so capable or so clever as his wife. No words can describe the utter state of ruin of that farm. The land looked like a wilderness, the farmhouse was dilapidated, and nearly empty, the garden a run for a few chickens.

There was no stock on the farm, and the four horses were simply reduced to a state of starvation, there being no hay on the premises with which to feed them. I never saw four horses together in such a state.

This man told me that he had lost the whole of his money, and about 500*l.* which friends had lent him, and that he would gladly take a foreman's place. The wife appeared to have made every effort to save them from ruin. She had endeavourd to sell produce to private customers in London by sending it up by train, or by post, but she seemed to have a very small connexion. She had also sold produce through a co-operative society until it failed. But they were greatly hampered by being nine miles from a railway station or a market town.

They were just giving up the farm, though the short lease they had taken had not expired ; but their agent saw their position was hopeless, and arranged to let them go to take a smaller farm of 40 acres. The wife seemed to think that it was a social disgrace to have to go to a farm of such a size. She had seen much better days poor woman, and appeared to feel her position acutely. And it is no doubt hard for a man and woman possessed of some pride to be chiefly dependent on their relations for their food and clothes, notwithstanding they were leading a life of slavery.

Another man in the same neighbourhood on 100 acres, 19 of which is pasture, at a rent of 10*s.* an acre, including tithe, was one of the few who appeared to be holding his own ; but he had another business besides that of farming. He had been on the farm two years, and he stated that he could make the farm pay at present prices and at the present rent. He was growing wheat, barley, beans, and oats. He had nine bullocks and some cows. Being a man with some capital he was farming high, and putting plenty of manure on. " Bad farming," he said, " can never pay. All the expenses are the same except the labour."

A few miles off was a very hard working man with an equally hard working wife, on 60 acres, which he had taken about 12 months before. The farm was a very good one. Twenty acres of it were pasture. But the land had been much neglected by the last tenant, and was full of weeds. The farmhouse is a nice one, and the buildings suitable. The farm is now taken on an eight years' lease on the following terms. The rent to be 12*s.* an acre for two years and gradually raised to 1*l.* for the last two years.

The present occupier had been a labourer, and then a foreman. He seemed to be exactly the stamp of man who would be successful if anyone could, being strong, vigorous, sanguine, immensely hard working, and, as the agent said, " with his head screwed on the right way."

He was engaged when I first saw him in clearing the land of weeds, and was employing a good deal of labour for the purpose.

I gathered from him that he had received some financial support from friends. His first year had been a bad one and he lost money. This was not only on account of the drought, but because he had lost several cattle and pigs and a very good foal. He said he hoped to make a 1*l.* a week hereafter, but that at present he would be better off financially if he had remained a bailiff, though he preferred his freedom. Further, his work was far harder than a labourer's, and he sometimes worked in the summer from 4 a.m. to 9 or 10 p.m.

Beyond the general statement alluded to, the witness had no idea of his pecuniary position. When having tea with him and his wife I inquired if they could estimate what their living cost them in the year. The wife replied, "I can't tell at all what the housekeeping costs." The man replied, "We don't inquire about the victuals as "long as we see 'em on the table." But they thought they lived rather better than they did when the man was a labourer, as they now had produce from the farm.

The wife makes butter, and sells to a woman who comes round to buy at 10*d.* a pound. The farm is seven miles from a market or station.

This man expressed the opinion that to make a small farm pay the soil must be of the best, the rent low, and the tenant prepared to work harder than a labourer.

A small tenant on 18½ acres, all arable, near Wickhambrook, gave the following account of himself: "I have been here 14 years and was previously a gardener. My "rent is 15*l.* I paid 40*l.* rent the first year I came, and then it was reduced to 25*l.*, "which I paid up to two years ago. I and my eldest lad of 16 work the land. My "buildings are not very good, for they are old. I am growing peas, barley, wheat, beans, "oats, and I keep pigs and a few hens. I have to keep two horses as the land is heavy. "Also, I keep a cow, and it feeds on the road side in the summer, and on roots in "the winter. I can grow and sell what I like. There are no restrictions.

"I am behindhand with my rent, and I can't get straight, though I consider the "present rent a reasonable one. My landlord is very kind to me, and does not "press for it. But I shall have to try for another reduction as I can't go on as I "am.

"There is no chance for men or small holdings now, and yet I work hard when other "folks are in bed.

"If I were to leave now I should be a poorer man by 150*l.* after 14 years' hard "work. Me and my lads would be much better off on wages. If I had 12*s.* a week, "my lad 6*s.*, and the boy 3*s.*, we should most certainly be in a better position."

A man who had recently taken a farm of about 60 acres, near Ipswich, and who had been a foreman, stated that he hoped presently to make 18*s.* a week, but that owing to having started in 1893 he had begun badly. He said he had to work harder than a labourer.

Some miles from Halesworth I saw a man practically in rags feeding a cow on the grass by the roadside. He turned out to be a small tenant on 10 acres, rent 15*l.* He keeps a horse, a cow, a pig, and a few hens. In 1893 his horse died, and he went round the neighbourhood with a subscription list to enable him to buy another.

At Stradbroke I visited Mr. John Knight, who had been on the farm of 91 acres (13 acres being grass) since 1848. Rent is 125*l.*, tithe free, being reduced from 182*l.*, and tithe extra. He is now also renting another farm of 95 acres at 15*s.* an acre.

He sends between 20 lbs. and 40 lbs. of butter to Norwich every week at 11*d.* a pound in the summer, paying carriage, and 1*s.* 3*d.* in the winter. Both Mr. Knight and his wife work hard. He stated that the land had gone back in the district, chiefly owing to want of capital to employ labour. There were, he said, many empty labourers' cottages in the neighbourhood.

Mr. Knight then described his own position and that of small holders: "I keep "myself, but get no interest on my capital. It takes a long while to break a man up "on 50 acres, who has sufficient capital, and who works hard. But a man who works "on borrowed capital is worse off than a labourer. People with capital, good land, "good buildings, and a good landlord can just wriggle along."

The next man I saw at Stradbroke on about 90 acres was in very low water.

Up to seven years ago his rent was 130*l.*, including tithe, and the witness stated that up to that period he made the farm pay, and that he saved money. He had started on his own capital which was then sufficient.

Since that period rent has been 80*l.*, tithe free, and "not so cheap now as at the old rent."

In the last seven years he has lost all his savings, has borrowed money, and given his landlord a charge on his valuation for money lent.

"And yet," he said, "I have the cows milked before the labourers come at 6 a.m., and I work until 8.30 p.m."

Another small farmer in North Suffolk on 46 acres, of which ten were grass, had been in the collieries in the north of England. He had been on the farm three years. Rent is 30*l*., tithe free, which has been reduced from 40*l*., with tithe extra.

He had two cows, two horses, a sow, and some fowls, and worked the farm with the aid of a boy of 12, and employs an extra man at harvest.

He came on to the farm with a capital of 100*l*., and stated that he was rather a better man when he started, but, on being further questioned by a gentleman who knew him, he admitted that he had not taken all liabilities into consideration when he made the statement, and these, I understand, were not inconsiderable.

The witness did not think that a working man if he saved 400*l*. would put it into farming at present prices. He stated: "I work from 5 a.m. to dark, and in the north "I worked six or seven hours a day at 1*s*. an hour."

A farmer in the Samford Union on 114 acres began life as a labourer, then became a foreman, and then took 42 acres of land, rent 24*s*. an acre, tithe free. Up to six years ago he kept six cows, and his wife made Stilton and cream cheeses, which they sold to private customers, and they also fattened poultry. They had exceptional advantages as the wife was such a good dairy women. They took many prizes at shows for cheese and butter, and were consequently well known. But three years ago owing to ill-health they gave up keeping the cows and the dairy, and since have had to rely on selling ordinary farm produce.

This man gave the following account of his pecuniary position: "I have never kept "any books, but for the first ten years we did very well, and I kept laying out money "enlarging the farm. The last five years I have lost money. I certainly think I "should be better off on wages at 1*l*. a week."

In the neighbourhood of Wickham Market I visited a small occupier on 50 acres in December 1894. This witness was about 60 years of age, and had been a bailiff up to six years ago, when he entered his present farm. His land and buildings are good, situated on the main road, about three miles from a railway station. The rent is 1*l*. an acre, tithe free. Half the land is grass.

Now this man was described by the agent as having been an exceptionally good bailiff, and a thoroughly hard-working, capable, honest man.

The tenant thus described his position: "I work far harder than I ever did before "though I am getting older, and not so well able to get about. In the summer I "work from 5 a.m. to 9 p.m. The small men are worse off than the big ones. I am "losing money and am a worse man than when I came. I was much better off as a "bailiff. I was a fool to give it up and come to this."

The agent, referring to his position, said: "He now wants sheep to eat his turnips, "but he can buy none, and he is hoping to take some in from another farmer."

Farmers' credit. Evidence of merchants and bankers.

80. The following evidence was given by those who have commercial dealings with farmers, and who were able to speak with knowledge as to their position.

A banker stated in June 1894: "I know many hard-working farmers reduced to "almost hopeless insolvency. We should like to be able to help the farmers more "than we are doing, but we now have to be very cautious in advancing money," and the same gentleman, in January 1895, said: "I am *positive* that the cry raised about "the depression in the county is a very real one. *The position is very serious*, and "certainly worse than when I saw you in June last year."

A large seed and manure merchant in West Suffolk stated: "Since 1890 many "customers of long standing, who had always previously met their engagements with "punctuality, have been compelled to ask for more credit. The extension of credit "with merchants and manufacturers has in some considerable measure been caused "by the refusal on the part of bankers to allow overdrafts to the extent formerly "permitted. In some instances local merchants have closed their *selling* accounts "with farmers, and confine their business to the purchase and resale of agricultural "produce. There is a growing disposition to restrict the credit granted to farmers."

A manufacturer of artificial manure stated at the meeting at Mr. Snell's:—"There "is a wonderful difference now in the number of farmers who can afford to pay us "cash. Consequently to carry on our business we require much more capital than "we did."

Another artificial manure merchant said: "We have to be very careful with whom "we deal now. We have not made 5 per cent. profit for five years owing to bad "debts. Two years' credit on cash prices swamps all profit on manures."

A cake and manure merchant in South Suffolk said: "My customers want a year's "credit for cake and manure now, where formerly they paid ready money."

A witness who lets out engines and steam cultivators said:—"This year I have "done absolutely nothing, as farmers have nothing to pay."

Views of the more prosperous farmers on the present and future situation.

81. During my visit to the county I endeavoured to meet all the farmers who were in the most satisfactory position, in order, if possible, to lay before the Commission the brightest side of the picture. I have already indicated that such men are those with capital at their command, who have either taken up some special line for which they have acquired a reputation, or who are farming on the best land with exceptional advantages, such as proximity to a town or to river communication.

Most of the men who came under this category I met at the meeting at Mr. Snell's, at the Rev. J. F. A. Hervey's, at Mr. A. Harwood's, and Mr. Burch's. And on all these occasions the evidence given was of the gloomiest character.

But I will now give in detail the most favourable evidence I could gather, and it shortly amounts to this: that men who say they are holding their own, except the few with a well-known flock of sheep or herd of cattle, are doing so by denuding the land of labour, and letting their arable land lie in grass for two or three years. A farmer on 1,000 acres, a tenant of Lord Tollemache, stated at Mr. Burch's: "A man "with industry, with luck, with moderate rent at average prices can just live."

But this evidence was given when wheat was 25*s.* a quarter, and the witness would hardly call 17*s.* to 1*l.*, which was obtained for the 1894 harvest, an average price.

I inquired of him how it was he took a more hopeful view of the situation than those present, and he replied, "I pay half rent, *and have dropped the labourers.* If "prices get lower the rent must drop further still, and also the labour."

At the same meeting a very remarkable man, who was farming 1,500 acres, having begun life as a working man, and who was credited with making both ends meet, gave the following recipe: "Rest the stuff and don't meddle with it. I don't plough for "two or three years, and when I do I don't plough very deep."

I was taken to see a hard-working farmer in the Samford Union as a man who was likely to succeed. The farm was 468 acres, which he had taken six months before. He was a working farmer, and ploughed with his men. Formerly he had farmed in Essex, but he left there "because he had to work too hard for a hand-to-mouth "existence, and also because labour was so scarce and so inferior." He stated that he intended to turn land to grass and go in for stock, the land being suitable for roots.

In June 1894 he seemed pleased with his prospects, having just sent away 1,000 fat sheep and 50 fat beasts, out of which he had made money, but having been on the farm only six months he could scarcely judge what his future would be.

He was growing a considerable acreage of wheat and consuming it all, and farming with no restrictions. "My plan," he said, "is, don't part with what you have got. "Farm as cheap as you can."

A large farmer on 1,500 acres in the Samford Union stated that he had gone in for milk for the last five years, and had made that part of his business pay. In 1893, owing to the drought, his cows gave so much less milk, he had to buy 10 more to keep his contract. Altogether he keeps 100 milking cows and makes 100 lbs. of butter a week, for which he gets 14*d.* wholesale and 15*d.* retail. Also he keeps 1,000 sheep and 100 bullocks. He says that to compete with the foreigner, English farmers want the very best quality of cattle and sheep, and it must be small. Some of his produce he sells to a neighbouring farmer, who owns barges and a wharf in London, where the produce is taken and manure brought back.

This witness's bill for feeding stuff in 1893 was 2,000*l.*, and he consumed 1,000*l.* worth of produce as well.

It will be observed that this gentleman has the command of plenty of capital and is exceptionally favoured by being near the river and able to dispose of his produce and obtain manure. He did not speak at all hopefully of farming, though he appeared satisfied with his milk business.

Another witness, who has a 400 acre farm in the neighbourhood of a town, and had also opened a business in a main thoroughfare and sold milk, butter, cream, and poultry. He also buys milk from other farmers. He sells milk over the counter at 1*s.* a gallon, and bottles the best milk in pints and quarts, and sells at 2*d.* a pint. The witness made the following statement as to his position: "I can't say that I lose "money, for I am bringing up six sons, and never lived up to less than 400*l.* a year, "and I have never been anything else than a farmer."

Mr. Prentice, of Stowmarket, stated: "Farmers possessing adequate capital and "able to purchase and re-sell stock as opportunity offers are still able to derive a fair "remuneration."

Mr. Burch said: "The men who have stood their ground best are the men who "have had the capital to farm best."

A large farmer, thoroughly practical, and regarded as one of the best in Suffolk, said that, at present prices, an entirely new system must be adopted if farmers were to live. *They must do away with labour*, and he had already largely done so. They must grow some straw, though it was cheaper to buy wheat than to grow it. He was keeping cattle and pigs.

Mr. A. Harwood and those gentlemen I met at his house, men of ability and capital, and farming in the best district, all agreed that a new system must be adopted in order to curtail the labour bill.

Mr. Edward Snell, who was chairman of the Ipswich meeting, said: "If we can't "grow corn we must do without it, and must lay land down to grass. *This means* "*doing without labour, and it means that the labourers must leave the country.* We "must also sell our horses. But can we afford to do this as a nation? Can we afford "to shut up what has been a mint? It is quite clear we can't grow corn at present "prices, but what is to be done with the unemployed?"

The late Mr. H. Spurling, who was a gentleman with capital, said that he could not make his farm pay at all, though the rent had been reduced very low. He stated that, unless prices rose, *he must dislodge half his labourers*, and let the land go to grass.

I do not desire to further burden this report with evidence of this character. I have quoted the evidence of those who are probably among the most successful, and the most likely to battle with present times. But nearly every agent and farmer endorses their opinion, namely, that cereals cannot be grown at a price to support both farmers and labourers, and that this branch of farming must be largely suspended, and the inferior land turned to grass.

But the difficulty of turning land to grass is that it takes years to grow good pasture in Suffolk, and some land will never grow it. This is partly due to the lack of sufficient moisture,* partly to the cold east winds in the spring, and partly to the character of the soil. Mr. George Fiske, of Bramford, near Ipswich, who farms on a large scale and goes in somewhat extensively for dairying, said that if 500 acres were turned to grass and he was given it to farm free he could not make a living out of it. He stated that much of the land naturally runs to twitch or couch, but that he thought that more farmers might let their land lie down a year or two. It therefore seems to be the general opinion that grass can only lie down for three years when it begins to die out, and becomes practically valueless for some years.

I have heard it said by some that many farmers do not understand how to lay land down to permanent grass; that they neither make a sufficient preparation or obtain the proper grasses, or put sufficient dressing on it at the critical period. However this may be, the great majority of owners, agents, and farmers supported the view that good pasture cannot be obtained in East Anglia. I saw a great deal of very inferior grasses which had been down two or three years, and in some cases the land had been properly prepared and not simply sown with seed on exhausted land. The clovers seem frequently to entirely die out, and nothing but rye grass is left. The land does not seem able to hold it, and the grass land has no bottom.

Mr. J. C. Dawson, who farms near Ipswich, had been laying down some on light sandy land which grew gorse 25 years ago, and was broken up to grow corn. His opinion is that it is best to plant the land with the grasses found growing in the adjacent fences. He had sown Cocksfoot, Timothy, perennial and Italien rye grass, white clover, trefoil, red clover, and planting seed. This mixture had been down four years, and Mr. Dawson stated there was plenty of feed in it yet, but he intends to plough it up again if gorse appears or if it goes back much.

Mr. Keith, a Scotchman, on 1,200 acres had also been sowing a similar mixture, but he found Timothy did not grow so well as in Scotland.

Doubtless the man who can find a grass which will make a pasture on the heavy land in the eastern counties within a reasonable time will solve some of the difficulties of landowners and farmers, though it would not add to the prosperity of the general body of the labourers.

82. The five farm accounts A. to E., published in Appendix A. I., come from three farmers who are possessed of capital, and two of them certainly are among the few Farmers' accounts.

* For rainfall from 1880 to 1894, *see* Appendix A. 10.

who are making any headway. They cannot, therefore, be said to represent those of a more struggling class, who are handicapped in their operations by the want of capital. The accounts are all brought down to Michaelmas 1894.

No interest is charged on capital employed in any of the accounts; nothing is charged for management, and no produce has been taken for the house.

Farm A., 590 acres, mixed soil, has been in the hands of the same family since the thirties, and has always been well farmed.

In the periods 1839–43, 1863–67, 1871–74 the average annual profit on the average capital employed was 12·7, 10·8, and 8·2 per cent. But in the period 1890–93 it was ·82 per cent., and in 1893–94 a loss of ·62 per cent.

It will be observed in the latter years that the large sum of 1,153*l.* 15*s.* 9*d.* was received for pigs, and 802*l.* 8*s.* 7*d.* for sheep. A remarkable decrease is shown in the receipts for cereals. In the period 1871–75 the sales of wheat averaged 1,748*l.* 11*s.* 8*d.*, and in 1894 690*l.* 8*s.*, or a decrease of 60·5 per cent. The sales of barley in the first period averaged 1,703*l.* 16*s.* 1*d.*, and in 1894 336*l.* 7*s.* 9*d.*, or a decrease of 80·2 per per cent. This makes a total decrease of 2,425*l.* 12*s.*, or more than four times as much as the rent in 1894.

With reference to the expenditure, the cost of manual labour was greater in the nineties than in the periods 1839–43 and 1863–67, but rather lower than in the period 1871–74, when wages had reached their highest point. Further, the cost of threshing machine and steam ploughing was more in the nineties than in the two first-named periods. Food for stock was about the same in the period 1890–93 as in 1863–67. Rent was 22*s.* 1*d.* an acre in the period 1839–43, 27*s.* 2*d.* in 1871–75, 18*s.* 11*d.* from 1890–93, and 18*s.* 3½*d.* in 1894. Thus a reduction of 31·9 per cent. was made between the period 1871–75 and 1894.

In Account B., an arable farm of 230 acres heavy land, the average annual profit on the capital employed in the period 1840–44 was 1·8 per cent., in the period 1863–67 was 9·3 per cent., in the period 1890 to 1893 there was an average profit of 3*s.* 9*d.*, and in 1894 a profit of 7*l.* 12*s.*

Now on this heavy arable farm the tenant has not been able to turn his attention so much to stock as was the case in the mixed farm A. I. (A). But his receipts for pigs were 373*l.* 12*s.* 8*d.* in 1894, compared with an average of 254*l.* 7*s.* 8*d.* in the period 1890–93.

The average receipts for wheat and barley in the period 1863–67 were 1,100*l.* 19*s.*, and in 1894 533*l.* 8*s.* 6*d.*, or a decrease of 51·4 per cent. The decrease represents almost more than four times as much as the rent in 1894.

Manual labour on this farm cost more in the nineties than in the periods 1840–44 and 1863–67. The cost of feeding stuffs for stock were also higher in the nineties than in the periods 1840–44 and 1863–67.

Farm C. is 550 acres, 480 of which are arable and 70 pasture. The soil is mixed, part of it is wet clay. It has been in the hands of the family 42 years.

The total loss in the 11 years 1883–93 inclusive was 204*l.* 18*s.* 2*d.*; the loss in the year 1893-94 being 690*l.* 1*s.* 9*d.*, or 340*l.* 1*s.* 9*d.* more than his rent. The tenant is just giving up his farm as he does not care to run the risk of losing more money.

In the years 1883–84 the receipts for wheat and barley were 2,049*l.* 7*s.* 7*d.*, and in the year 1893–94 were 646*l.* 13*s.* 9*d.*, a decrease of 1,402*l.* 13*s.* 10*d.* = 68·8 per cent., or four times as much as the rent paid in 1894. The sales of live stock in the year 1893–94 were—sheep, 947*l.* 11*s.* 6*d.*; bullocks, 603*l.* 11*s.*; pigs, 272*l.* 3*s.*; horses, 95*l.* 13*s.*; fowls, 66*l.* 12*s.* 9*d.* The rent for the first two years was 600*l.*, or 21*s.* 9*d.* per acre. The next three years, 540*l.*; the next four years, 450*l.*; the next year, 375*l.*; and in 1893–94, 350*l.* (12*s.* 8½*d.* an acre), or a reduction of 41·6 per cent. compared with 1883–84.

The net results of this tenant's farming since 1883 are shortly this. He paid his landlord 5,205*l.* as rent; he paid his labourers 10,645*l.* 4*s.* 2*d.* as wages. He lost 204*l.* 18*s.* 2*d.* himself, losing in addition the interest on his capital, and taking no produce from the farm. He further gave his time and skill for nothing.

Farm D. is in East Suffolk in the hands of a first-rate farmer. It is 260 acres, of which 150 acres are arable on light soil, some being very poor and sandy; 30 acres is grass, a fair run for horses and cows, and 80 acres is rough grass, mostly bog and rush. The farm is well situated in easy reach of an excellent market.

The total profit in 18 years is 3,031*l.* 2*s.* 4*d.*, or an average of 168*l.* 7*s.* 10½*d.* a year. In 1893 there was a loss of 73*l.* 8*s.* 10*d.*, and in 1894, 20*l.* 12*s.* 11*d.*

This farmer has a considerable head of stock, and he also keeps pigs. But it will be observed that the profits from stock have gradually diminished since 1877. Between 1877 and 1885 he never made less than 1,000*l.* a year, but between 1886 and 1894 he only made 1,000*l.* once. In the two years 1893 and 1894 he made 1,206*l.* 2*s.* 10*d.* altogether from his stock, whereas in the one year 1877 he made 1,640*l.* 17*s.* 6*d.*, or 434*l.* 14*s.* 8*d.* more. Again, in the two years 1893 and 1894 his corn came to 716*l.*, whereas in the year 1877 it came to 956*l.* 12*s.*, or 240*l.* 12*s.* more.

He also sells milk, and his annual receipts between 1878 and 1894 varied from about 260*l.* to 460*l.* In 1893 and 1894 the returns from milk were about 100*l.* a year more than in the two preceding years, but the increase in this branch did not prevent him making a loss.

The rent, including tithe, in 1877 was 302*l.* 17*s.*, or 23*s.* 3½*d.* per acre, and in 1894 was 12*s.* 11½*d.* an acre, or 44·2 per cent. The cost of labour between 1877 and 1885 was over 350*l.*, except in one year; between 1885 and 1890 it was about 300*l.*, and since that time it was between 317*l.* and 322*l.* in two years, and 343*l.* in one.

Farm E. was 327 acres from 1884 to 1886, and 590 acres from 1887 to 1894; of this acreage 450 is arable and 140 grass. The soil is of a very mixed character. Some is very good, some poor and sandy, and some very heavy bad working land.

In the years 1884 to 1886 inclusive, when the farm was 327 acres, a loss of 169*l.* 11*s.* 4*d.* was made, and from 1887 to 1894, when the farm was 590 acres, a profit of 3,654*l.* 17*s.* 2*d.*, or 456*l.* 17*s.* 1¾*d.* a year.

This farmer has a large head of stock, and also sells a quantity of milk. Since 1888 his annual receipts for milk vary from about 100*l.* to 500*l.*

Since 1890 the milk business has considerably extended, the receipts being 105*l.* 11*s.* 10*d.* in 1890, and in the subsequent years 188*l.* 8*s.*, 290*l.* 18*s.*, 502*l.* 1*s.* 11*d.*, 496*l.* 6*s.* 5*d.*

If no milk had been sold in 1892 there would have been a loss of 169*l.* 14*s.*; in 1893 a loss of 199*l.* 5*s.* 7*d.*; and in 1894 a loss of 108*l.* 19*s.* 8*d.*

The receipts from stock have declined since 1889. That year they were 4,419*l.* 12*s.* 3*d.*, and they decreased each year until 1893, when they were 2,571*l.* 0*s.* 11*d.* In 1894 they rose to 2,927*l.* 17*s.* The sale of corn decreased from 1,919*l.* 12*s.* 11*d.* in 1889 to 1,216*l.* in 1894.

In some years extra keeping grass was taken, which is included under the heading of rent in the account, so the actual decrease year by year cannot be shown. In 1887 it was 655*l.* 7*s.*, and in 1893, 517*l.* 8*s.* 2*d.*

The cost of labour in 1887 was 809*l.* 2*s.* 8*d.*, rising each year until it reached 946*l.* in 1890, and since that time it has never been less than 924*l.*

A farmer, who farms four farms, comprising 800 acres, part of which he owns, sends his gross receipts for three years between 1876 and 1894. This gentleman owns some of this land, and, having capital, he has always farmed high and spared neither money or energy.

Year.	Gross Receipts.		
	£	*s.*	*d.*
1876–77 - - - -	6,626	7	0½
1884–85 - - - -	4,224	11	3
1893–94 - - - -	3,188	7	2

This is a reduction in the gross receipts of 51·7 per cent. between the first and third period. Putting rent at 30*s.* an acre in 1876–77, which is a very high estimate, the difference in the receipts between the first and third period was 2,437*l.* 19*s.* 10½*d.* more than the rent, which illustrates the fallacy of the assertion that the depression in agriculture can be cured by reduction in rent.

The following Table shows the average annual profit or loss made on farms A. and B. during a series of years, and the total profit or loss made on farms C., D., and E. during a series of years (Appendix A. I.):—

Farms.	Acreage.	Locality.	Years.	Profit.	Loss.	Per-centage of Annual Profit or Loss on Average Annual Capital employed.
	Acres.			£ s. d.	£ s. d.	
A.	590	East Suffolk	1839–43	763 0 0	—	+12·7
			1863–67	749 18 4	—	+10·8
			1871–75	716 5 4	—	+ 8·2
			1890–93	45 17 11	—	+ ·82
			1893–94	—	32 12 4	— ·62
B.	230	West Suffolk	1840–44	33 8 4	—	+ 1·8
			1863–67	210 3 6	—	+ 9·3
			1890–93	0 3 9	—	+ ·009
			1893–94	7 12 0	—	— ·46
C.	550	„	1883–93	—	204 18 2	— ·36
D.	260	East Suffolk	1877–94	3,031 2 4	—	+ 8·4
E.	327	„	1884–86	—	169 11 4	— 1·5
	590	„	1887–94	3,654 17 2	—	+ 7·9

Scotch farmers in Suffolk.

83. There are about 20 Scotch farmers in the county, chiefly Ayrshire men. I made all the inquiries I could concerning their position, and had the advantage of hearing the opinions of three Scotch agents concerning them.

The farmers I interviewed had all been in Suffolk for at least three years, and they all stated that the cheaper rents had attracted them. One or two said that the better price they could obtain for milk had been an additional inducement.

At the outset I will mention that two Scotch agents and a Scotch farmer stated that, with few exceptions, they are not a good sample of their class. The farmer stated: "Some of the worst have come here, though there are some good ones. The worst are earth robbers."

Hence some of them have been found to be very undesirable tenants, as they have gone from farm to farm getting all they could out, and then leaving the land on the owners' hands in a state which prevented their being let again.

I saw two farms occupied by men of this stamp. The land was very foul, the weeds were growing as thick as possible, and the fences and ditches were in a very bad state.

But nearly all the Scotchmen are said to be unable to manage heavy land, and this was attributed by Mr. Trotter, a Scotchman, agent to the Earl of Stradbroke, and also by other witnesses, to their being chiefly Ayrshire men, who only understand the management of cows, and also to their having insufficient capital.

But I think it very doubtful whether Scotch farmers from the good arable districts, with sufficient capital to enter and manage an arable farm in Suffolk, would come and farm the arable land in the ordinary course. Those in the good arable districts in Scotland would, I believe, much prefer farming in Scotland to the eastern counties, however cheap land could be procured in the latter district. And this assertion is abundantly proved by the fact that none of them have made the experiment. But, even if they did, it would seem very doubtful whether they could make arable farming pay any better than Suffolk farmers, who are bred on the soil, and many of whom in the past have had ample capital to cultivate the land to the best advantage. In the first place, I apprehend that the soil is much better in the good arable districts in Scotland, that there is more moisture, that the pasture is better, and that labour is more efficient.

System of farming pursued by Scotch tenants.

84. With about two exceptions the Scotch farmers in Suffolk pursue the same system of letting the land lie down in grass for two or three years, and devote their attention entirely to keeping dairy cows, sending the milk to London. Most of them brought Ayrshire cows, but they are now crossing them with shorthorns, or Irish bulls, because they find the calves difficult to get rid of.

The milk of Ayrshire cows is good for making cheese, but not so good for making butter, as the globules of butter fat in their milk are smaller than that of shorthorn cows.

Mr. Nesbitt, a Scotch farmer, on about 300 acres, informed me that he considered the Ayrshire cows the best milkers for their size, the most convenient to feed, and the hardiest. He said that he thought the Suffolk men would not buy the calves because they thought, as the cows' teats were small, they must be poor milkers, but he added, "the Suffolk men are wrong there." Mr. Nesbitt has 60 pure bred Ayrshire cows, but he is going to cross them, owing to the difficulty of disposing of the calves. Mr. Nesbitt keeps his cows in a large shed, lately erected by the landlord. He is feeding them with warm food, and buys grain, barley, beans, and linseed for them, and has a good supply of roots grown on the farm.

The Scotchmen feed their cows on a different system to the Suffolk men. They keep them in sheds and feed them on warm food, instead of letting them lie out in yards. Most of them have contracts with breweries to supply them with grain, and, if they have not sufficient roots, they mix treacle with it. Practically everything they grow on the farm is for the cows' food.

I understand that most of the Scotch settlers have yearly contracts in London for the sale of their milk.

In consequence of pursuing this system of farming, the Scotch farmers require much more shed and dairy accommodation than generally exists on Suffolk farms.

The Scotchmen usually farm a considerable number of acres, and are generally to be found in the districts where the rent is cheapest. A Scotch agent said: "They like "to get a large area cheap for their cows to wander over. We Scotchmen like to see "plenty for our money."

Further, they employ a minimum amount of labour, and spend as little as ever they can. One Scotch farmer said to me: "I don't spend threepence until I can "see fourpence back."

Energy displayed by the Scotch farmers and their families.

85. Again, and this is not the least important feature, they and their families work immensely hard and live hard. The Scotch women certainly undertake work which no Suffolk woman would dream of doing. The latter would think it socially beneath them, and further, that the work was too arduous and not suitable for them. Even in the north of England, where the wives and daughters of small farmers work very hard at cheese and butter making, feeding the calves, and sometimes milking, I have never seen them mucking out sheds and pig-styes as I am informed that some of the Scotch farmers' wives and daughters do in Suffolk. In fact, the labourers' wives and daughters in Suffolk have for some years withdrawn from farm work.

It is, I venture to think, only in cases where the employment of the female members of the family is an actual necessity, as I found in the small holdings in the North, and in Lincolnshire, that they will consent to perform such tasks. Wives and daughters, prompted by affection or sheer necessity, may undertake labourers' work, but I believe that few women, who were free from either of these considerations, would deliberately choose it.

I indicated in my Lincolnshire report that the daughters of the small freeholders already are beginning to prefer domestic service or situations in towns to the arduous work on the land at home. Anyone who is acquainted with the history of the hirings in the north of England and Scotland in recent years knows that it is getting more difficult every year to obtain women either to work on the land, or to undertake dairying in the farmhouses.

And I have generally found the labourers themselves averse to the employment of women on sentimental grounds both in the eastern and northern counties, with the exception of north Northumberland; but, even there, both women workers in the fields and dairy women are getting more difficult to obtain every year.

In 1892 I held a large meeting of labourers in North Lancashire, and it was there stated amidst cheers: "We keep our women at home, which is their proper sphere."

But with reference to the work undertaken by the Scotch farmers' wives and daughters in Suffolk, the necessity for performance of such arduous duties is some indication that their profits from the land must be very small.

However, when comparing the work of Scotch and Suffolk women, it must be borne in mind that the husbands of the former have very little capital, while those of the latter at any rate have had it, and consequently their social position is altogether different. The Scotch farmer, though he takes a large farm, frequently employs no more capital than a Suffolk man who takes a small one. Therefore, if social position

is measured by cash, the Scotch farmer in Suffolk must be generally classed more in the position of a small holder than a large one. His position must be measured by the length of his purse rather than by the size of his farm.

And again, with reference to the work undertaken by the Scotch farmers, no one who meets them can but admire the hard-working, thrifty life they lead. They are living the life of the small freeholders and tenants in Lincolnshire, Suffolk, Cambridgeshire, Northumberland, Cumberland, Westmoreland, and Lancashire. But I venture to say that invidious comparisons cannot be drawn between the work of the larger farmers in Suffolk and that of the Scotchmen.*

In the first place, as I have already shown, the Scotch farmers have so little capital that many of them can only exist by employing as little outside labour as possible. Secondly, the larger Suffolk farmers, who farm their arable land on the ordinary course, employ a large staff of labourers, and the management and supervision of these men, the apportioning of the daily work, the allotment of piece-work, the attendance of markets, &c., absorbs all their time. Many of them do work very hard, and practically take the position of working foremen or bailiffs, being up in the morning when their men arrive, and occupied with work connected with the farm after they leave at night.

And again, if arable farming is to be carried on at all in this country, men of capital will be required to do it, and it is useless to suppose that a man will consent to put 5,000*l.* to 10,000*l.* into farming if his profits are to be so small that his wife and daughters have to undertake work which the wives and daughters of the labourers would refuse, and if he himself, if it were possible in the management of an arable farm, had to perform the work of an ordinary labourer.

The large farmers in Northumberland with capital, and I understand it is the case with the large farmers in Scotland, live much in the same way and in the same style as the large farmers in the eastern counties. They cannot, as large employers of labour, nor would they, I believe, if they could, invest their money to work as labourers any more than the manufacturer stokes the fires of his engines or carts his merchandise to the railway.

But with reference to the work undertaken by the Scotch women in Suffolk, Mr. Whittuck, a Scotch farmer of capital and position, stated: "The Scotch here "live harder, and the wives do work which Suffolk women would never do. But the "Scotch have often but little capital, and they come as strangers and have no social "position to lose."

Now with whatever success the farming of the Scotch farmers have been attended, if it can be called success, they attribute it to their leaving expenditure on the arable land alone, to the management of their cows and dairy which they say Suffolk men do not understand, to the curtailment of labour by letting the land lie in grass, and by working themselves with their families, and by reducing their personal expenditure to the lowest possible rate.

Thrift of Scotch farmers.

86. My own observation of the interior of their houses was that they were very sparsely furnished. The parlours appeared to be unused, at any rate on working days, the kitchen and dairy being the rooms where the women were required throughout the day. Again I am informed that their food is very plain, and that they eat a good deal of porridge and brown bread, which Suffolk people would not touch, and bacon forms an important item in their fare.

I will quote the opinion of two Scotch farmers on this point as samples. One on a farm of about 250 acres says: "I work harder here than I did in Scotland, and I "could not possibly live if I farmed or lived as the Suffolk farmers do. I do not under-"stand how they can possibly pay for servants. They live far better than we do in "every way. If present prices continue I know good English farmers who must go "to the wall. Take my own case, my sister-in-law looks after the whole house, does "the cooking, attends to my three children, and milks seven cows night and morning. "I could not pay to have this work done. But apart from our style of living we do "better than the Englishmen, because they know nothing of the dairy. Now if we "can't get our milk away we make butter and cheese, which they can't do. I "know an Englishman who gives the new milk he can't sell to his hogs. I call "that a crime. I have laid about 100 acres down to permanent pasture. I let my "land lie for two or three years as it saves labour. Further, after the land has rested

* At the meeting at Mr. Burch's house, Winston, Mr. Locke, a farmer, said: "If the farmers got a bit "out of their places 20 years ago, they have got further into them now than they ever were before."

" a bit, there are not so many thistles and weeds. But some of the land in Suffolk is " not worth labour."

A Scotch farmer on 300 acres says: " All the Scotch farmers and their wives and " daughters work hard. The Suffolk women do nothing. I cannot understand how " the Suffolk farmers pay for servants. In the last four years I have laid 50 acres to " permanent grass, sowing it with timothy and cocksfoot, and I also let the arable " land lie several years in seed. The seldom it is ploughed the better. The Suffolk " men plough to death and the labour kills them. I send milk to London twice a " day."

87. I will now quote Scotch evidence to show that this system of farming is the only means by which the Scotchman can get a living, and that they could not exist by farming the arable land according to the custom of the country.

Evidence of Scotch witnesses on the system of farming pursued by Scotch farmers.

Mr. Trotter, a Scotchman, agent to the Earl of Stradbroke, says: " The Scotchmen " don't understand the management of heavy land. They leave it worse than when " they take it, but they save themselves with cows. They are thoroughly up in " dairying."

Mr. Forrest, a Lanarkshire man, 330 acres, says: " I am positive that I could " make no other branch of farming pay in Suffolk, except milk selling."

A Scotch farmer on about 300 acres says: " I have lost money here the last two " years. *It is the arable land which beats me.*"

I met with another case where a Scotch farmer had been quite beaten by his arable land, but when he got rid of it he did pretty well on his grass land. The farm was 200 acres. It was held on an eight years' lease with a four years' break. In eight years the tenant lost 2,000*l.* The rent was 1*l.* an acre, subsequently reduced to 15*s.* At the end of the lease the arable land was positively worthless, and the landlord had to take it off the tenant's hands, leaving him the grass land at 1*l.* an acre. His wife told me that they were now holding their own. They keep 16 cows and feed them in the winter with grain mixed with treacle. They sell milk, and the wife also makes cheese and butter. Having only young children they get no help from them, but they employ a man, though no indoor servants. The wife besides attending to the dairy does all the house work and cooking, feeds the cows and calves, and does most of the milking, which entails getting up very early in the morning. Judging from appearances they seem to live and work very hard.

Evidence of the position of Scotch farmers.

88. With reference to the financial position of the Scotch farmers it seems to be the case that, notwithstanding the very hard and self-denying life they lead, they are barely making both ends meet. It will, I think, be the most satisfactory course for me to quote the evidence of the Scotch witnesses on this point.

Mr. Boa, a Scotchman, agent to the Hon. W. F. D. Smith, says: " The Scotchmen " are just holding their own and that is all I can say about them."

A Scotch farmer, 300 acres: " I have lost money here for the last two years. I was " farming two miles out of Glasgow and had three shops in the town. I should have " done better in Scotland. The Scotchmen are just getting a bare livelihood with " very hard work. As a rule I think the Scotchmen did rather better up to a certain " time than by staying in Scotland, at the rents they were then paying, but times are " very bad now."

A Scotch farmer, 250 acres: " There is rather a better living in Suffolk than in " Ayrshire at present rents. But we only get a bare living. It is just bread and " cheese, but we must be satisfied with that at present prices. It is absolutely " impossible to save any money now. If I had this farm in Scotland, at the same " rent, I would make more out of it, as markets are better and so is the labour. I " know a Scotch farmer near me, who has had his farm four years, is just off."

One of the most difficult tasks I ever undertook for the Royal Commission was the cross-examination of two Scotchmen in public on their financial circumstances. One was an Aberdeenshire man, who had farmed 1,100 acres there, and another a Lanarkshire man, who had farmed 700 acres in that county. Though I could get no direct information from them, I ascertained that since they came to Suffolk they had doubled their occupations, and that they both preferred to remain where they were to return to Scotland. But they added that they would not advise many more to come.

And, as far as I can ascertain, there have been no fresh arrivals the last year or two.

Both these witnesses corroborated the other Scotch farmers in saying that they came to Suffolk because rents were cheaper than in Scotland, that they could get

a better price for milk,* that they were paying less rent, and employing much less labour than their predecessors, that they let their land lie in seeds for two or three years, that labour was more expensive in Suffolk, notwithstanding the lower rate of wage, and that the rates were higher. One of them complained that there was a difficulty in getting skilled men to look after stock, and with reference to rates the other said: "The tax or rate collectors seem to be always at our doors here. I farmed "very heavily in Scotland and was not rated to anything like the same extent."

Now though agents who had had experience of the Scotch farmers praised them for their hard work, and for their regularity in paying their rent, which appear to be characteristics in all of them, they all thought they were undesirable tenants. Three Scotch agents told me that, in their opinion, this was so, and a large landowner, who had had several Scotch tenants, said that they had left the land in a very bad state after farming it for a few years.

Evidence of English agents on the Scotch farmers.

89. I will also quote the opinion of several English agents.

An agent to several properties says: "None of the Scotchmen have capital. One of "our tenants could only find one third of the money to pay his valuation. They "employ very little labour, and their wives and daughters do work which no English "woman would dream of doing. The Scotchmen are bad arable farmers. As a rule "they do nothing to it, and, when they try, they lose any amount of money for they "grow more weeds than corn. I consider they greatly impoverish the land by "dairying. Everything goes off, and nothing comes on. They are *barely* paying "their way. I would never dream of taking a farm after a Scotchman. Speaking "from experience I have come to the conclusion that it is better to have an empty "farm than a Scotchman. I would certainly rather have an Englishman at a cheaper "rent."

The following description of the Scotch farmers was given by an agent in North Suffolk: "They want as much as possible for their money. They like a large "occupation cheap, where there is plenty of room for their cows. They work very "hard. The farmer works himself. One son will look after the sheep, and another "the stock. The wife sees to the dairy. One daughter will do the household work, "and another will milk the cows, and clean the muck out. They eat porridge and "brown bread, which Suffolk men won't touch. They won't lose money. If they "find they are losing it, they spend nothing. A good Scotchman will pay his rent to "the hour."

Another agent in North Suffolk said: "The Scotchmen put nothing into the land. "They starve it. All they think of is the old cow's milk. They try and take a farm "in good cultivation, and leave it in bad. They seldom stay more than five years."

An agent in South Suffolk said: "One or two Scotch farmers farm well. But most "of them let the land tumble down to grass. They will live on a flint. They take "land very cheap, put no capital into it, and just get enough to eat and drink. They "employ next to no labour. The daughters milk, take it to the village, feed calves, "clean roots, and do any work however hard or rough."

A Suffolk farmer of whom I inquired how the Scotchmen were getting on, replied: "Well they are *occupying* the land, but they're not *farming* it."

The evidence therefore shows that neither from the tenant's or the landlord's point of view can the importation of Scotch farmers be called a success. Leading a life of great toil, they scrape together sufficient to barely maintain themselves and their families, while their sons and daughters would lead a life of greater ease and comfort, if they sought almost any other class of employment.

Advantages and disadvantages of the Scotch tenants.

90. The landlords have not found Scotch tenants to be advantageous because they farm on a system which is ruination to good arable farming, and no Englishman will take a farm after them, because the land gets so foul, and the hedges and ditches so unkempt. I am also informed that a Scotchman will not take a farm after a Scotchman because he knows that his countryman will not leave much behind him. And some of the Scotchmen, who have no money to put into the land, have adopted the plan of moving from farm to farm with the object of getting out what someone else has put in. Further, Scotchmen are not cheap tenants, not only because they leave the land in bad condition, but because they require so much extra shed and dairy accommodation.

Possibly agriculture may come to such straits that the once famous county of Suffolk may be reduced to a prairie of rough grass, let at wholesale prices to hard-working

* One has a yearly contract in London at 14*d.* for 17 pints in the summer, and 19½*d.* for six months in the winter.

men and women, if they can be found in the future, who will be content to live in such houses, and to have such sheds and dairies as the rents can afford, and to lead a life of comparative slavery. If this comes to pass, then all capital will leave the land. For the owners' rents would be barely sufficient to maintain buildings and dairies, the farmers with capital would prefer to place their money elsewhere, and the labourers and the village shopkeepers, without employment or trade, would have to disappear.

If farming has reached such a desperate stage in Suffolk that the land can only be farmed on the system described, then few would be found to say that it is not preferable to have it thus occupied than abandoned. But I venture to think that few will be found to advocate this system as a remedy for the depression, which involves the withdrawal of capital from the soil, and the depopulation of the labouring classes who must seek their livelihood in the already congested manufacturing centres.

Devonshire farmers in Suffolk.

91. There are about eight Devonshire men farming in Suffolk, and of these I interviewed five. They came from the Barnstable district, and had all been attracted by the low rents in Suffolk. These five are farming a total acreage of 1,834 acres.

Comparison of Suffolk with Devonshire rents.

92. With reference to the rents in Devonshire, four Devonshire farmers in East Suffolk said: "Up to two or three years ago rents had not been reduced, and this was "one of the chief reasons for our leaving. But since then landlords have seen the "danger, and have reduced them a good deal. Further, when we left, tenants were "paying tithe. The rents averaged 1*l.* an acre at Barnstable, and we are paying 20 "per cent. less here and no tithe. But it costs more to farm in Suffolk. In Devon- "shire there is more competition for farms. The sons of farmers want to take farms, "and they run the rents up."

A Devonshire farmer in North East Suffolk, 700 acres, said: "There was no prospect "at all in Devonshire at the rent I was paying. My rent here is 300*l.* a year, landlord "paying tithe (8*s.* 6½*d.* an acre). The farm used to be rented at 1,200*l.* a year. I "consider that Suffolk landlords have met the tenants very well indeed. Rents have "not been reduced anything like sufficiently in Devonshire."

System of farming pursued by the Devonshire men.

93. As far as can be judged from external circumstances, the Devonshire men are possessed of some capital, and are not begrudging it on the land. They live much in the same style as the Suffolk farmers. Their houses are comfortable and their fare plain but plentiful.

Neither are the Devonshire farmers afraid of work, and those I met were the sort who are not afraid to take their coats off. Their wives, too, have the character of taking their share of work in the dairy and the house. The Devonshire men considered that they worked harder than the Suffolk men and lived rather plainer.

All of them are farming on yearly tenancies, free of restrictions. They said: "We "can farm as we like, all they ask us to do is to pay rent."

In answer to my inquiry whether they pursued the same system as the Suffolk men, they stated that they made very little difference. In fact they said that when they came they tried to copy them as far as possible, because they believe that those brought up on, and accustomed to, the soil would understand how to work it to the best advantage.

But they all agreed that to make a living mixed farming must be followed, that cereals and roots must be grown, sheep, cattle, pigs, and fowls reared. And this indeed was corroborated by some of the best Suffolk farmers.

Mr. Grenville, a Devonshire farmer, 413 acres, said: "The first point is good sheep. "then good cattle."

With reference to poultry rearing, Mr. J. Weston, 504 acres, who goes in somewhat largely for this branch, and sends his produce to Leicester, did not think that there was much to be made out of it, and said: "It just helps the wife and daughter a bit."

Mr. Rock, of Hinton (700 acres), who used to breed cattle in Devonshire, is buying and grazing in Suffolk. In 1894 he was growing barley, wheat, turnips, and clover, farming on the four course. He was feeding 60 bullocks and 300 ewes.

Again, the Devonshire farmers' wives understand, and will undertake, the making of butter. One of them told me, what indeed the Suffolk people themselves admit, that the local butter is frequently very bad, but she thought that it was improving. This witness gave me some excellent Devonshire cream, which tasted just as good as when made in their native county.

But the Devonshire men do not appear to have been unsuccessful at arable farming on Suffolk soil, for Mr. Hayward, 217 acres, after having been in the county for three years, took the first prize in London, open to all comers, for barley, which had been grown on a field which had been partly swedes and partly layers (clover). All the

Devonshire men expressed the belief that growing barley after layers was much to be commended. Mr. Hayward is going in for growing the very best barley to sell, and buys inferior grain for feeding.

With reference to the system pursued by the Scotch farmers of letting the land lie in grass for two or three years, the Devonshire men did not believe in it. Mr. Rock, of Hinton, said: "I find the land here won't take grass. It dies out. There "seems no life in the land."

Again, Mr. Grenville said, in the presence of Mr. Hayward and Mr. Weston: "In "Devonshire we let the land lie in grass for two or three years, as the grass there is "so good and this system saves labour, but in Suffolk we only let it lie one year "with advantage. The land is subject to spear grass and goes naturally to it. It is "also easier to turn land to permanent pasture in Devonshire."

But one of these witnesses stated that he thought some Suffolk farmers were apt to turn exhausted land to grass without preparation, and that frequently there seemed to be either ignorance or apathy with reference to this subject.

Evidence of the position of the Devonshire farmers.

94. Now as to the financial position of the Devonshire farmers, they seemed to be rather more hopeful than the Suffolk ones, but it should be stated that none of those I interviewed had been in Suffolk more than three years. But they corroborated the great majority of Suffolk farmers in the opinion that the heavy and light land will have to go out of cultivation at present prices.

Two of these farmers who had been three years in Suffolk said: "We can live a "little easier here, and we have better hopes than in Devonshire, but there is really "nothing to be made at present prices."

Another who has lived in the county two years said: "I prefer to remain in "Suffolk than to return to Devonshire."

Mr. Rock, of Hinton, who had only been in the county six months when I saw him, said: "The Devonshire men are certainly holding their own, and doing much "better than in Devonshire. I think there is a fair prospect, and I am satisfied up "to the present. My son is leaving a good farm in Devonshire at 1*l.* an acre and "45*l.* tithe to take a 1,100 acre farm here, and he would not do that if he thought he "could not better himself. I know my tale is different from what you hear from "many others but it is true."

Game preserving not generally a grievance.

95. Taking Suffolk as a whole, and considering the fact that it has the reputation of being a "game county," there is not much grumbling about damage done. In fact I was surprised that I did not hear more about it. It may, I think, be taken as an indication that serious complaints are not general because the question was not alluded to either at the Ipswich or the Bury St. Edmunds' meeting. The fact is that the Ground Game Act has had a very beneficent effect in Suffolk, and, where difficulties exist, they arise on farms near coverts, from which pheasants and rabbits come out to feed. [Appendix B. 7.]

Increase in the number of shooting tenants.

96. But I am far from saying that there are not properties where game preserving is carried on to an extent which does harm to the tenants, but this, on the whole, is unusual where the owner retains the shooting in his own hands. But, owing to agricultural depression, many landowners have been compelled to let their shooting, and game has increased in consequence. More complaints were made by farmers in West Suffolk than in East. The following evidence was given on the subject of shooting tenants by agents:—

Mr. Blencowe, agent and auctioneer, of Bury St. Edmunds, says: "There are "certainly more shooting tenants than formerly, and shootings now command a better "price than they ever did. The cases where there is a grievance about game is very "exceptional."

Mr. William Biddell, agent, says: "Ground game is kept down better now, but the "head of pheasants is getting up on some estates, where there are shooting tenants. "It is a bad thing for tenants when shooting is let, as it makes unpleasantness. The "shooting tenant frequently does not regard the interests of the farmer."

Mr. Alfred Preston, agent and auctioneer, says: "There are now heaps of shooting "tenants in the market. In the old days landlords would rather have let their birth-"rights than their shooting."

Mr. B. Cooper, agent, of Bury St. Edmunds, says: "Most undoubtedly more game "is kept in Norfolk and Suffolk since the depression, and farmers are suffering from "it in many districts. There are far more shooting tenants than there used to be. "The only ill-feeling that has arisen anywhere in the county has been due to the "question of game."

The farmers who suffered from game were usually on properties where the shooting was let. In some cases landowners have compensated their tenants to a considerable extent. And it must further be remembered that there are cases on properties where game is preserved that the land is let cheaper in consequence.

The strongest protest against the over-preservation by shooting tenants was made in February 1895 by the chairman of the Plomesgate District Council, Mr. George Walker. No farmers when I was in the county in May and June 1894 gave evidence of game-preserving being carried on in such an extensive way. Mr. Walker says: "Many farms have been thrown on the owners' hands by the over-preservation of "game, and it is the last straw that has broken down many a tenant farmer. "Damages ought to be recoverable from sporting tenants or owners of woods and "plantations for injury to crops of tenant farmers by game reared in the preserves "adjoining their fields, and the right of sporting ought not to be let over the head of "the tenant."

Four farmers, who made complaints about game, advocated that the Ground Game Act should be extended to winged game, while some others considered that the tenants should be given the opportunity of hiring the shooting before a stranger. These witnesses usually alluded to partridge shooting. It would seem doubtful whether farmers could either afford the money to hire shooting with woods, which let for a high figure, and also whether they could either afford the money or the time to rear pheasants.

Among the farmers who referred to the game question at the inquiry at Bury St. Edmunds, one witness gave the following evidence: "Landlords have been obliged "to let their shooting, as they have been so hard up. We don't object to preserve "for the landlords and their friends, but we do care very much about having strangers "shooting, who care nothing for our interests. We object to the land being let to "make two rents. I pay 23*s.* an acre, and the game is let for 5*s.* an acre. The only "Act in this generation which has done the farmers any good is the Ground Game "Act. That Act should be extended to winged game to prevent sub-letting."

Another witness at the same inquiry said that letting shooting to a stranger was "like having two dogs picking off one bone."

Another farmer, near Bury St. Edmunds, said: "Game is a valuable product which "should be protected from theft by outsiders. Where there is any discontent it is "caused not by the game laws but by the unbusinesslike ideas of landlords, who "think that they should get the same rent from land where cultivation is subordinate "to sport as where sport is subordinate to cultivation."

Again, in the Ipswich district, which was the only place in East Suffolk I heard any serious complaints, a farmer of 600 acres said: "The Ground Game Act has been "very beneficial. I would not farm my farm rent free if I could not kill hares and "rabbits. Pheasants are increasing, my fields are a big fowl-yard. If shooting is to "be let, then tenants should have the option of it."

Three other large farmers in the same neighbourhood spoke to the same effect. But Mr. Fiske, a large farmer, about three miles from Ipswich, took the view that the over-preservation of game was rather exceptional, and that the necessities of the times had compelled landowners to consult their tenants' interests. He says: "The changes "in the times have made a considerable difference as to the question of game. The "tenants are now masters of the situation, as they can easily get other farms. But I "think game troubles might arise again if times were better."

Some complaints were also made at Eye, and also in the Blything Union, about over-preservation by shooting tenants.

In certain districts, namely, Halesworth, Stowmarket, Wickhambrook, Lavenham, Mildenhall, the farmers said that there was no trouble about game. At the Wickhambrook meeting the farmers said that they had the shooting from the landlords.

In some parts, especially on the very light soils in the north-west, in the Brandon and Thetford district, letting the land for the purpose of sport is found more profitable than letting it for the purpose of cultivation. Large tracts there are given up to game, though this land appears to have never been much use to cultivate, except when the price of cereals was very high, and the price of labour low, which left a margin to pay for claying it.

In the neighbourhood of Rendlesham, Mr. Alfred Smith told me of a case where the value of the agricultural land had disappeared entirely, farms amounting to 2,000 acres were hired by shooting tenants, solely for the purpose of sport, and Mr. Smith stated that it would be quite impossible to find agricultural tenants for it on any terms.

Although tenants generally consider that the Ground Game Act has done good, it is somewhat remarkable that in some districts its effect has been to increase the number of rabbits. This would seem to show that farmers in some cases do not object to having them on their farms as long as there is some profit or sport to be got out of them.

Colonel Barnadiston, chairman of the West Suffolk County Council, Sir William Parker, and Mr. Brooke said this was the case. Also Mr. B. Cooper, land agent, of Bury St. Edmunds, said: "There are more hares and rabbits than there were "before the Act. . . . But many persons encourage the hares and rabbits "to shoot themselves."

It seems to be generally the case that hares have considerably decreased in numbers since the Ground Game Act, and some witnesses suggested that there should be a close time for them.

Rates.

97. In Appendix A. 8 A. will be found the total receipts and expenditure, the poor rate in the £, the rateable value, and the amount of Treasury subventions in the years 1882–83 and 1892–93.

In nine unions the amount of expenditure decreased in the latter year compared with the former, notwithstanding the fact of there being a considerable increase in the amount of the Treasury subventions in each union. But in these nine unions in all cases except one, namely, the Ipswich Union, the rateable value decreased. In the Sudbury Union the rateable value decreased by 20,238*l.*, and in the Cosford Union by 24,452*l.* The poor rate in the £ increased in four of these nine unions and decreased in five.

In eight unions the expenditure increased, but in four cases it did not increase more than the extra amount received from Treasury subventions. In three of these unions the rateable value increased, and in the remaining five it decreased. In seven out of these eight unions the poor rate increased in the £.

The mode of assessment.

98. The question as to whether rent should be taken as the actual basis for assessment was frequently discussed, and the general opinion seemed to be in favour of this course. The assessment committees do not, as a rule, take rent as the actual basis, but exercise their own judgment of the actual value in each case. At the time of my inquiry in May and June 1894 I did not hear of any assessment committee taking less than 10*s.* an acre as the rental value of land. But I have since heard of three assessment committees who have taken less than that sum.

It was frequently urged by farmers that there could be no better test of the value of land than the sum actually paid for it; on the other hand, some urge that where rent has not been reduced to the same level on land of a similar character it is hard that those on the higher rents should have to bear the greater burden. "We have got "to get the money from somewhere" is an expression frequently used by members of assessment committees as an excuse for not taking rent as the actual basis for assessment; but it might be possible in some unions to relieve the agricultural interests by placing part of the burdens on other shoulders.

To illustrate the practice of assessment committees the following evidence was given. A deputation from the Blything Union said: "We do not take rent as the basis for "assessment. We can't very well. For instance, suppose two farms on similar land "were let at the same price in 1873, and one is let at 5*s.* an acre now, and the other "at 15*s.* In such a case we should exercise our judgment."

A member of another assessment committee said: "In our union, if a man pays "5*s.* an acre he is assessed up to 10*s.*, and if he paid 4*l.* an acre for a piece of "accommodation land close to a town he would be brought down to about 2*l.*"

IX.—Effect of the Depression upon Labour.

Conditions of engagement.

99. As I reported to the Royal Commission on Labour in July 1892, on the condition of the agricultural labourers in the Thingoe Union in West Suffolk (Vol. I., Part III.), and as that report was dealt with by Mr. W. C. Little, the Senior Assistant Commissioner, in his final report to the Royal Commission in 1894 (Vol. V., Part I.), I do not propose on this occasion to deal with the subject of labour except to show how far the position of the labourers has been affected by the continued depression in agriculture since that date.

In Suffolk the engagement of ordinary labourers is nominally a weekly one, except in the case of odd-men who work for different farmers when they can get a job. Horsemen, stockmen, and shepherds are also engaged by the week, but sometimes the latter are engaged by the month or quarter.

Those in charge of animals alway have regular employment, but ordinary labourers are liable to lose time in wet weather, or when employment is slack.

When I visited West Suffolk in 1892 a number of the larger farmers employed their regular men wet or dry, and, although there are many who still do so, there is a greater tendency to give irregular work in bad weather or in slack times.

Number of agricultural labourers in the county.

100. The following were the number of agricultural labourers (males) in the county in 1871, 1881, and 1891, taking all classes given in the census tables, including bailiffs, shepherds, all men in charge of cattle, farm servants, machine proprietors and attendants, and drovers.

1871.	1881.	1891.
40,751	37,513	36,202
Decrease per cent. -	— 7·9	— 3·5

It will be observed that the decrease in the number of agricultural labourers was greater in the more prosperous times between 1871 and 1881 than in the period of more acute agricultural depression between 1881 and 1891.

It is, however, impossible to make deductions as to the cause of migration, by taking a single county as an example. The subject would require a very exhaustive investigation, and a great many factors would have to be considered. It is, however, clear that migration is not by any means always greater in the lower wage districts, or where the housing is inferior, but is frequently more marked where the labourers are the better paid, better housed, and better educated.

Whether the number of labourers have decreased since 1891 I am not in a position to say; but it is certainly the case that in a number of districts since that date less labour is being employed, owing to farmers letting land lie in grass for a longer period, and also because they are economising their labour bills in every possible way.

The Agricultural Society appear to do all they can to prevent the depopulation of the rural districts by giving premiums to the agricultural labourers who can rear the largest families of children.

The supply of labour, and regularity of employment.

101. The supply of labour is quite equal to the demand, in fact, in 1893 and 1894, in a number of districts men were in irregular work even in the summer time. In 1893 and up to Easter 1894 this was in a great measure due to the effects of the abnormally dry season of 1893, but in the summer, autumn, and winter of 1894 agricultural depression alone was responsible for the irregular employment.

Considering that the year 1894 was a very prolific one, the state of employment was unsatisfactory. I saw a number of men standing idle in several villages even in June, and evidence was given that this state of things was not uncommon. Mr. Herman Biddell said that he never saw so many men out of work in the summer; that he had never seen the land looking so dirty, and that even the best cultivated districts were being neglected.

Again in November and December 1894, notwithstanding the good root crop, and the greater amount of threshing work, a very considerable number of men were in irregular employment. Several large farmers stated that after harvest they reduced their regular staff, because they simply could not afford to keep the men on. It is, however, satisfactory to record that, on the whole, fewer men were out of work, or in irregular work, during the winter of 1894–95 than in that of 1893–94. But it must be borne in mind that, in addition to there being a good harvest, both of corn and root crops, in 1894, wages in most districts were reduced in the autumn of 1894 either to 10*s.* or 9*s.* a week, the latter wage being lower than had been paid since 1853. Hence farmers curtailed their labour bills in many cases by reducing wages instead of by discharging hands or giving such irregular employment as they otherwise might have done.

In June 1892, when I reported on the Thingoe Union to the Royal Commission on Labour, I was able to say that the agricultural labourers had not suffered through the depression, for they were in receipt of a wage, which had never been exceeded, except for some years in the seventies, and their employment was fairly regular. But I

regret to say that the same prosperous account cannot be given for 1893–95, either with regard to wages or employment.

Decrease in wages of ordinary labourers since 1892.

102. In June 1892 the weekly wages of ordinary labourers were 12*s.*, but in the autumn of that year they had, in a number of cases, dropped to 11*s.* In 1893 they were 11*s.* and in some places dropped to 10*s.*, in the autumn and winter. In 1894 wages were 11*s.* in East Suffolk, and 10*s.* in West Suffolk up to the autumn, when, in November, a number of farmers in West and North-West Suffolk reduced their men to 9*s.*, and in a few very exceptional cases to even 8*s.*, which the latter agreed to take rather than be discharged.

Perquisites and additions to weekly wages.

103. But on large farms a good deal of piece-work is given, which often considerably augments the weekly wages, as 2*s.* 6*d.* a day can then be thus earned, or sometimes as much as 3*s.* 6*d.* Again, at hay time, the work is sometimes undertaken by the piece, and, if not, overtime money after 6 p.m. of 3*d.* an hour, or beer, is given. Harvest is frequently done by piece-work, or else a lump sum is given, which usually comes to about the same amount. Malt and hops, or beer, and "horkey money" (money for supper after harvest) is frequently given in addition. These extra payments and perquisites represent the possible additions to weekly wages for ordinary labourers, though those who live in good cottages with gardens on large estates, at low rents, may be said to be receiving a perquisite, as they are getting something at less than the market value.

Harvest wages have slightly declined since 1892. That year in West Suffolk they were between 7*l.* and 9*l.*, and in 1894 they varied between 6*l.* 10*s.* and 8*l.**

Wages of horse-keepers.

104. The wages of horse-keepers are, as a rule, about 2*s.* a week more than that of ordinary labourers, and they frequently get cottages free or at a reduced rent. When wages were 12*s.* horse-keepers were generally getting 14*s.* But I found cases where they received as much as 17*s.* 6*d.*, but those paid over 14*s.* or 14*s.* 6*d.* generally paid rent for their cottages.

At the present time horse-keepers' wages vary between 13*s.* and 11*s.* a week, and 10*s.* in a few cases. Cottages are usually found free, or at a cheap rate, but sometimes in cases where cottages are not found, another 2*s.* to 2*s.* 6*d.* a week is paid.

On December 21st, 1894, I met six farmers living between Wickham Market and Aldeburgh, in East Suffolk. Five were paying their horse-keepers between 10*s.* and 12*s.* a week, with cottages free or at a low rent, and one was paying 13*s.*, rent free.

Wages of stockmen.

105. Stockmen's wages in 1892 generally varied from 13*s.* to 15*s.*, with rent free or at a reduced rate, and they now vary from 11*s.* to 13*s.* 6*d.*, 10*s.* being paid in some cases.

Horse-keepers and stockmen usually have their cottages on the farm, which are of a much better stamp than those in open villages, and moreover they often have good gardens attached. In addition, they not infrequently get rough firing, and occasionally potato ground. Many horse-keepers are given 6*d.* and some 1*s.* for a journey of over two miles with a waggon. Also they usually take part in the harvest.

Wages of shepherds.

106. Shepherds' wages vary considerably, and generally range from 14*s.* to 20*s.* a week, those on the higher wages often have to pay their "page," the boy who helps them, 7*s.* a week, or board him in lieu of wages, or perhaps board him and give him 1*s.* a week.

Shepherds' always get cottages free, they also get 6*d.* to 9*d.* for every lamb they rear, which comes to a considerable sum with a large flock. In the Thingoe Union in 1892 I found the lamb money generally amounted to sums varying from 10*l.* to 20*l.*, depending, of course, on the size of the flock.

Annual earnings of ordinary labourers in 1892.

107. It is a very difficult matter to state generally what are the annual earnings of ordinary labourers, for they depend greatly on whether they are in the service of farmers who employ them "wet or dry" and give piece-work. When wages were 12*s.*, I obtained instances of annual earnings from the books of 12 large farmers in West Suffolk, and they varied from 33*l.* 19*s.* 2*d.* or 13*s.* 0½*d.* a week, to 44*l.* 17*s.* 3*d.* or 17*s.* 3*d.* a week, but the employer of the man who earned the smaller sum stated that he never sent his men back in wet or bad weather, and that the man could have

* As Agricultural Correspondent to the Labour Department of the Board of Trade I collected information from 38 farms in the eastern counties of Norfolk, Suffolk, Essex, Cambridge, and Lincolnshire, as to the wages earned in the harvest 1894. On these farms 54 regular men averaged 6*l.* 11*s.* 1*d.* in 26 working days, and extra men averaged 7*l.* 4*s.* 2*d.* As the crops were unusually heavy, some men on piece-work were able to earn a considerable sum.

earned about 43*l.* had he chosen. None of the other 11 men earned less than 35*l.* 14*s.* or 13*s.* 8*d.* a week.

Annual earnings of horse-keepers in 1892.

108. The annual earnings of horse-keepers and cattlemen are easier to estimate because they lose no time in broken weather.

On 10 large farms in 1892 in West Suffolk, the annual earnings of stockmen varied from 35*l.* 19*s.* 9*d.* or 13*s.* 10*d.* a week to 44*l.* 7*s.* 6*d.* or 17*s.* 0¾*d.* a week, and in all cases rent was free. On six farms the annual earnings of horse-keepers varied from 43*l.* or 16*s.* 6½*d.* a week to 48*l.* or 18*s.* 5½*d.* a week. But in these cases the men paid rent from 1*l.* 14*s.* to 4*l.* a year.

Annual earnings of ordinary labourers, horse-keepers, stockmen, and shepherds in 1894.

109. The following actual instances of annual earnings of labourers of various classes in 1894 have been taken from books of two large farmers, one in East Suffolk and the other in North West Suffolk.

Ordinary Labourers.				Horse-keepers.			
Annual Cash Earnings.	Average per Week.	Perquisites.	Rent paid for Cottage and Garden.	Annual Cash Earnings.	Average per Week.	Perquisites.	Rent paid for Cottage and Garden.
£ s. d.	s. d.			£ s. d.	s. d.		
33 12 0 (Average of six men.)	12 11	Oven wood, three bushels of malt at harvest, value 12*s.*	1*s.* 6*d.* per week.	36 14 3 (Average of two men.)	14 1½	Oven wood, malt at harvest, value 12*s.*	1*s.* 10*d.* per week.
34 18 0½ 42 7 2	13 5 16 3½	Free cottage and garden.	—	39 13 10½ (Average of two men.)	15 3	Free cottage and garden.	—

Stockmen.				Shepherds.			
Annual Cash Earnings.	Average per Week.	Perquisites.	Rent paid for Cottage and Garden.	Annual Cash Earnings.	Average per Week.	Perquisites.	Rent paid for Cottage and Garden.
£ s. d.	s. d.			£ s. d.	s. d.		
35 0 0 (Average of two men.)	13 5⅓	Oven wood, malt at harvest, value 12*s.*	1*s.* 10*d.* per week.	43 11 0 (Including lamb money.)	16 9	Wood, also malt at harvest, value 12*s.*	1*s.* 10*d.* per week.
—	—	—	—	50 0 6 (Including lamb money.)	19 2½	Free cottage and garden, rough firing, and keep of donkey.	—

Estimate of the worst position of an ordinary labourer in 1894.

110. But the above instances of annual earnings of ordinary labourers are taken from the books of large farmers, who employ their men regularly and who also give piece-work. There are men who are employed on farms where employment is not always regular, and where but little piece-work is given. It is very difficult to say what the worst position of an agricultural labourer is, but the following is an estimate taking 10*s.* a week as the cash wage, which was the lowest one being paid at the time that I was making my inquiries in June 1894.

	£	s.	d.
47 weeks at 10*s.*	23	10	0
5 weeks' harvest	7	10	0
	31	0	0
Less for loss in wet weather and broken time, one day a week at 1*s.* 8*d.*	3	18	4
	27	1	8 = 10*s.* 5*d.* a week.

If a man in this position lives in an open village, and pays 2*s.* a week for his cottage, he is left with 8*s.* 5*d.* a week to keep himself and his family in food and clothes. But it should be added that it is unlikely that a labourer would get no piece-work in the year, and the loss of 52 days' work was the maximum given me by the labourers in 1892.

Family earnings.

111. Mr. Ernest Prentice, of Stowmarket, obtained for me from the books of a farm in June 1894 the following wages actually paid to shepherds and horse-keepers. It

will be observed that when a man has several sons, the family earnings come to a considerable sum.

Mr. Prentice writes: "The farm is a typical instance, and is not influenced by "proximity to a large manufacturing town, or any other special circumstances."

Annual Earnings of certain Horsemen and Shepherds taken from the Books of a Farm in Suffolk, June 1894.

Class.	Cash Earnings.	Rent of Cottage.	Size of Garden or Allotment.
	£ s. d.		
Horseman	39 4 2	1*s.* 10*d.* a week.	¼ acre.
Horseman's son	36 17 9		
" "	35 0 0		
" "	12 15 6		
Total	123 17 5		
	£ s. d.		
Shepherd	50 0 0	Rent free.	½ acre.
Shepherd's son	25 16 0		
" "	10 4 0		
Wife for washing	12 0 0		
Total	*98 0 0		

* This man had two other sons earning wages on another farm.

Note.—On the same farm a horseman earned 41*l.* 7*s.* 5*d.* in the year, and two labourers who attended to machines 49*l.* 4*s.* 6*d.* and 50*l.* 3*s.* 5*d.* respectively.

The quality of labour.

112. The quality of the labour in Norfolk, Suffolk, and Essex is usually stated to be inferior to that in the northern and midland counties. During my visit to Suffolk and Lincolnshire I had the opportunity of meeting several witnesses who were able from experience to compare the work of Suffolk men with that of those in other counties.

In Lincolnshire, a Suffolk farmer, who was visiting the county, stated that he would rather have a Lincolnshire man at 2*s.* 6*d.* a day than a Suffolk man at 1*s.*

Evidence of Scotch farmers on Suffolk labour.

113. The Scotch farmers in Suffolk all complained about the quality of the labour. Mr. Keith and Mr. Forrest, one an Aberdeenshire and another a Lanarkshire man, said at the Ipswich inquiry that they found labour more expensive in Suffolk notwithstanding the lower rate of wages.

Mr. Graham, an Ayrshire man, corroborated this view, and, though he thought that Scotchmen get through more work, he stated that he had had comparatively little trouble, as he paid rather higher wages than his neighbours, and so got the best men. His practice was to at once discharge those who were unsatisfactory.

The following statement was made by another Ayrshire man on about 300 acres:—

"The working expenses are more in Suffolk than in Ayrshire. The labour is worse, and there are more weeds. The Suffolk labourers want much more looking after than Scotchmen. The horse-keepers in Scotland do far longer hours. It takes three pair of horses in Suffolk to do what two pairs will do in Scotland.* I offered to pay the Suffolk horsemen the same wages to do the same hours, and they said it would kill them. I am down on these allotments. They work with their coats on for you, and take them off to work for themselves in the evening. Every cottage should have a good garden, but I'd do away with the allotment."

Evidence of Devonshire farmers on Suffolk labour.

114. Four Devonshire farmers stated that they found Suffolk men did not work so willingly as Devonshire men. They said that the latter had the masters' interest

* Another Ayrshire man stated that the land was lighter and easier to work in Ayrshire.

at heart more, and would work well in their absence or would work overtime to save a crop of hay, or to finish a job. One of these farmers stated that he now always pays overtime in Suffolk, and that, in consequence, his men will work overtime though it goes against the grain with them to do so.

All these Devonshire farmers stated that the Suffolk men could work hard if they chose, and they found that they could get through a great deal at piece-work.

But Mr. Rock, of Hinton, who had farmed four years in Devonshire, and had been in Suffolk about eight months, expressed a contrary opinion, saying: "The labour is "cheaper here than in Devonshire and the men work better."

The Devonshire men were paying their ordinary labourers in Suffolk 11*s.* a week in December 1894, and they said that the wages at that time in the Barnstaple Union of Devonshire were 12*s.* a week and a house.

Suffolk farmers state that labour has deteriorated.

115. Most of the Suffolk farmers state that the labour of the present day is inferior to that of former times, and this is generally attributed to the fact that so many of the best young men leave the country districts to seek situations on railways, in the police force, or as draymen in towns, though some say that since the Education Act boys are not trained so early to farm work, and consequently neither become so skilled at it, nor so wedded to it. The farmers at the meeting at Wickhambrook stated: "It takes three men to do what two used to do. The stamina of the men is "not nearly so good, and they are not so tall or muscular."

Cost of labour, whether increased or decreased.

116. It is difficult to ascertain in a county like Suffolk, where labour has been curtailed in a number of cases through motives of economy, by turning arable land to grass, or by the use of machinery, whether the cost of labour has increased or decreased in recent years. Some farmers, who have not curtailed the number of their labourers, say that labour is dearer because the men do less work, and because neither women, boys, or children work in the fields, and in consequence men have to be paid to do what they used to perform.

Now the actual cash wages did not vary much from 1874 to 1893. On Mr. Walton Burrell's farm, near Bury St. Edmunds, 13*s.* a week was paid from 1874 to 1877, and after that 12*s.* or 11*s.* was paid down to 1893. [Appendix B. 7 C.]

The wages on Mr. Fergusson's farm at Thetford, which is just in Norfolk, show a greater variation, as they reached 14*s.* in 1873 and 1874, and were as low as 10*s.* from 1886 to 1889, but rose to 12*s.* in 1891 and 1892. In 1893 they were 11*s.*, and in 1894, 11*s.* up to November, when they were reduced to 10*s.* [Appendix A. 7 B.] In his General Report to the Royal Commission on Labour, Mr. W. C. Little, Senior Assistant Commissioner, showed that as wages rose on this farm employment decreased, and *vice versâ*, when wages decreased employment increased. (Vol. V., Part I.)

Again, going back to the fifties and sixties, on Mr. R. Burrell's farm, near Bury St. Edmunds, the wages were 8*s.* and 9*s.* from 1850 to 1854, and between that date and 1870 they varied from 12*s.* to 10*s.* [Appendix A. 7 D.]

The cost of manual labour per acre on a properly conducted farm was usually put at between 30*s.* and 38*s.* an acre. One large farmer I met was spending 40*s.*

Proportion of cost of labour to value of gross produce at certain periods.

117. The following are instances of the proportion the cost of manual labour bore to the value of the gross produce on certain farms at the following periods:—

No. I.

Farm, 590 *Acres, Mixed Soil.*

Average Cost of Labour in certain periods between 1839 and 1894, and per-centage of Cost of Labour to Value of Gross Produce.

1839–43.	1863–67.	1871–75.	1890–93.	1893–94.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
773 11 0	836 9 0	1,026 14 8	984 2 3	928 18 2
22·9	15·7	15·8	21·7	24·7

No. II.		No. III.	
A farm of 1,800 acres (1,000 acres arable, the rest heath and woods).		Four farms, acreage 1,150 acres (700 acres arable).	
Year.	Per-centage of Cost of Labour to Value of Gross Produce.	Year.	Per-centage of Cost of Labour to Value of Gross Produce.
	Per cent.		Per cent.
1874	14·	1877	20·8
1884	33·	1885	29·2
1894	33·	1894	38·1

With reference to the saving of expense by the use of machinery, different opinions were expressed. Some farmers said that they found their labour bills were just as high, and that the ordinary staff of their men had not decreased.

Mr. J. C. Dawson, who farms near Ipswich, stated, however, that he was saving 150*l.* a year by the use of machinery, and that his land was just as clean. He said that his labour used to cost him 30*s.* an acre, but that now it costs between 24*s.* and 25*s.*

X.—Remedies and Suggestions.

The question of prices considered the most important.

118. It has already been indicated that the great majority of landowners and farmers consider that at the present juncture the question of prices is of paramount importance to them, and that they take but little interest in any others, which they consider purely subsidiary. The agriculturists in Suffolk say, in effect, "We are "losing money and are on the high road to a supreme disaster, and, while this is the "case, to discuss questions, such as tenure, tenant right, the law of distress, marking "foreign meat, &c.," is simply throwing straws to drowning men." This view was expressed over and over again during my visit to the county, and perhaps a perusal of this report will indicate that some drastic remedy or change will be required to reclaim the land from its deplorable condition, and to restore confidence, capital, and in many cases solvency, to the agricultural interest.

At the meeting at Ipswich, Mr. Herman Biddell stated: "It is only by getting "better prices for our produce that we can obtain permanent and sensible relief."

The burdens upon the land.

119. But, after the question of prices, the subject of the burdens on the land interests landowners and farmers most. I have indicated that, in some cases, the burdens on the land are now equivalent to the sum that farmers consider to be a fair rent for the land, for there are instances of farms being let on payment of rates, taxes, and tithe. And there are many cases where tithe, rates, and taxes come to more than the landowner is getting as rent. It was a common expression to hear used "our raw "material is being taxed when we are trading at a loss." It was generally suggested that the agricultural interest bore an unfair burden of rates and taxes, and that personal property should bear a greater share. It would be unnecessarily overburdening this report if evidence was quoted in support of these universally expressed views; but I may say a resolution was passed in favour of this suggestion at the large meeting at Bury St. Edmunds, proposed by Mr. Wakelin, and supported by Mr. W. Biddell, the Rev. F. E. Warren, Mr. Holton, and Mr. R. Burrell. Mr. Wakelin, in course of his speech, said as follows: "If we are not to look for "increased prices then we must look to a reduction in the burdens, which at the "present time press unduly upon the land. I may perhaps be told that this is a "small matter, and I have been asked to what extent the course I propose would "benefit me. My answer is that it would benefit me to the extent of 3*s.* an acre. "That is a small amount I admit, but when we remember that there are thousands "of acres of land which do not represent that amount to the owners, then I think "that it will be agreed that it certainly means something."

At the Ipswich meeting, Mr. Keith, a Scotch farmer, thus spoke: "I don't think "that we have much reason to complain of the landlords, but we have a good deal to "complain with regard to the burdens on the land. The tax or rate collector seems

" to be always at our doors. In Scotland, where I farmed very heavily, we were not " rated to anything like the same extent."

To quote one landowner, Colonel Barnadiston, chairman of the West Suffolk County Council, said: "Poor rates, lunatic asylum expenses, police and highway rates should " be borne by the general public, *i.e.*, by sums voted by Parliament."

A witness, who farmed 87 acres, and also had a business in an agricultural town as a cake, manure, and coal merchant, thus illustrated the greater burdens he had to bear as an agriculturist than a trader. "My farm is assessed at 97*l.* a year. My place of " business on which I myself have spent 4,000*l.* is assessed at 56*l.* 10*s.*"

The death duties.

120. Landowners and agents unanimously asserted that the imposition of the death duties would prove a heavy burden on the land at a time when all available capital was required to prop up a tottering industry. It was said that their effect has already been shown in decreased expenditure, and that many properties would be unable to bear the burden of the payment. The smaller landowners, it is said, will particularly feel the imposition of these duties, particularly if their properties are subject to charges. An owner on about 3,000 acres writes: "The death duties are a cruel blow " below the belt. My savings in the shape of life insurances for my younger " children (10 of them) will go to pay these iniquitous duties."

Railway rates.

121. Railway rates were frequently said to be too high, and the abolition of preference rates to foreigners over English lines was often demanded. I was informed that the small men in the fen district in the neighbourhood of Mildenhall, who sent up produce to London, greatly felt the burden of railway charges for their produce and for the " empties," and that these charges combined with those of the commission agent almost swamped their profits.

The following is a copy of an account given me by a farmer near Mildenhall.

London, S.E., March 12, 1888.

Telegraphic Address:
J.—— W——, "London."

Sold for Mr.——
By J. W.,
Commission Salesman.
No.—— —— Market.

		£	*s.*	*d.*
March 10.	40 bags of kohl rabbie, at 1*s.* 3*d.*			2 10 0
	Carriage	0	18	9
	„ on empties	0	0	7
	Cartage		—	
	Freight		—	
	Commission	1	0	0
				1 19 4
	By cheque enclosed			0 10 8

Miscellaneous remedies.

122. In my reports on Lincolnshire, Lancashire, and Northumberland I discussed at length the arguments adduced in favour of the various suggestions made for relieving the agricultural interest. I do not, therefore, purpose on this occasion to do more than shortly indicate those which have not already been alluded to in this report. [Appendix B. 8.]

(*a.*) A duty on all foreign imports.
(*b.*) A duty on all foreign manufactured articles.
(*c.*) A duty on foreign barley.*
(*d.*) A duty on foreign flour.
(*e.*) Marking of foreign meat, and compelling butchers to take out a licence to sell it.
(*f.*) The repeal of the malt tax.
(*g.*) That beer should only be brewed from malt and hops, and if other ingredients are used they should be indicated on a label.
(*h.*) More stringent measures to prevent the adulteration of butter, and all agricultural produce.

* At the Ipswich meeting Mr. Herman Biddell said: "I don't mind giving the agricultural labourers the " wheat, but I do mind giving the brewers the barley."

(*i.*) Borrowing money at a cheap rate for permanent improvements.
(*j.*) Co-operation in sale of agricultural produce.
(*k.*) Light railways.*

XI.—Conclusion.

123. In concluding this report I desire to again emphasise my previous statements that the agriculturists of Suffolk are in great straits, and that, unless help speedily comes in the form of a rise in prices, a great disaster, far reaching, and perhaps irrevocable to a great extent in its results, must fall on landowners, farmers, and labourers. Capital has been slowly drained from the county, and the stage is now reached when it is impossible for landowners and farmers to go on drawing from private resources in the hopes of better times coming.† A very large number of farmers have given notice to quit at Michaelmas 1895, and a large proportion of these have no intention of remaining on. It is the opinion of both landowners and farmers that when these tenancies expire a considerable area will be allowed to go out of cultivation. I have received several letters from landowners saying that it is their intention to abandon certain farms next autumn if their present tenants go. It has been pointed out that some years ago landowners tried farming their own land and found that it entailed great pecuniary losses, and that, in many instances, after losing heavily, they relet the land at any price to get rid of it. In many cases land will be thrown on their hands in an almost worthless condition next Michaelmas. At present prices it will certainly not be worth their while to farm it. Some few with capital might attempt to do so either in the hope of there being a change for the better, or with the object of giving employment to the labourers, but, in the majority of cases, I believe that landowners have lost too much capital to permit them to risk losing more. An agent to a number of properties thus wrote in February 1895: "I am fully convinced that landlords will "not farm any more land, and, should farms become vacant, they will be let go. In "fact these are now becoming my instructions."

That the acreage of derelict land is likely to largely increase may be safely predicted from the evidence already given, namely, that since Michaelmas 1894 30 farms comprising 3,353 acres have been abandoned.‡ And anyone who will drive through Suffolk and observe the condition of the land in many districts, which is now let, will see that, if the present tenants go, in a number of cases, no new tenants would enter upon the farms at any rent in their present condition and at present prices.

I have had the opportunity of reporting to the Royal Commission on counties widely dissimilar in character, and in which the agricultural depression has made its mark in varying degrees, namely, the counties of Northumberland, Cumberland, Lancashire, Lincolnshire, Suffolk, and Cambridgeshire. And, having had this varied experience, I say, after an exhaustive inquiry in Suffolk, and with no desire to paint the picture blacker than it is, that agriculture in that county is well nigh strangled.

I have, &c.

(Signed) ARTHUR WILSON FOX,
Assistant Commissioner.

Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

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* An interesting paper on agricultural tramways was read by Mr. J. K. Rodwell, of Bury St. Edmunds, before the West Suffolk Chamber of Agriculture in 1882, of which the following is an extract: "Steam-carriage "needs to be still further developed, in order to give farmers the full benefit of cheap transport, and what is "required is not so much an extension of the present system of railways with stations at intervals along the line, "for that only benefits the farmers who are near such stations, but take a system of pick-up traffic all along "the line, such as would be carried out by agricultural tramways."

† Mr. Kerry Rix, agent to Sir Savile Crossley, writes: "The kill of farming now is want of capital. Wages "are higher and the quality of labour worse. My experience is that men with capital will not farm, risking "money for a low return with greatly increased anxiety."

‡ I have since learnt that the two farms of 565½ acres and 532½ acres are definitely abandoned (*see* paragraph 73). Therefore the number of farms abandoned since Michaelmas 1894 is 32, and the total acreage 4,451 acres.

APPENDIX A.

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APPENDIX A.

FARMERS' ACCOUNTS. [Paragraph 82.]

Appendix A 1 (A.).

Balance Sheet of a Mixed-Soil Farm of 590 Acres in East Suffolk, showing the Average Receipts and Payments for Periods of 5 or 4 Years—1st, for 5 Years 1839–43; 2nd, for 5 Years 1863–67; 3rd, for 5 Years 1871–75; 4th, for 4 Years 1890–93; and 5th, for 1 Year 1893–94.

Receipts.						Payments.					
Produce.	1839–43.	1863–67.	1871–75.	1890–93.	1893–94.	Expenditure.	1839–43.	1863–67.	1871–75.	1890–93.	1893–94.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Wheat	1,534 15 4	1,359 2 7	1,748 11 8	832 6 3	690 8 0	Manual labour	773 11 0	836 9 0	1,026 14 8	984 2 3	928 18 2
Barley	675 16 4	1,182 10 0	1,703 16 1	879 10 4	236 7 9	Horses, cost of (exclusive of food).	43 19 0	49 8 3	—	2 16 1	16 9 6
Peas, oats, and beans	—	216 18 10	90 5 8	291 4 3	256 15 0	Tithe	163 3 7	194 2 5	206 12 9	143 19 9	139 5 3
Bullocks and cows (only 2 to 4 cows).	296 0 10	555 10 8	905 1 4	365 3 4	113 14 6	Rates	80 13 6	110 4 8	74 3 3	59 16 1	81 1 10
Sheep	573 0 8	1,333 6 7	1,275 16 10	781 6 7	862 8 7	Taxes	29 19 6		7 8 6		—
Pigs	240 16 6	373 13 7	312 8 5	981 2 11	1,153 15 9	Food for stock, including horses (hay and green crops not included).	491 7 0	1,683 12 0	2,020 2 3	1,650 0 10	1,433 5 0
Sundries	48 7 7	305 15 2	451 5 4	389 19 5	19 18 6	Tradesmen's bills	235 17 6	218 4 5	307 13 4	112 2 1	87 4 5
Increased valuation of stock and crop during first and fifth periods and corn in third period	40 0 0	—	—	—	66 0 0	Manure	69 2 6	200 0 10	496 9 3	75 15 2	8 8 0
	—	—	202 16 10	—	—	Seed corn and small seeds	114 14 0	273 8 1	366 6 2	193 1 7	201 7 6
Horses, increased valuation in third period.	—	—	86 12 7	—	—	Sundries		295 10 0	442 9 5	251 18 2	174 7 6
Fowls	—	—	—	—	12 2 11	Threshing machine and steam ploughing bills.	—	64 19 5	309 9 10	107 15 3	93 15 0
Clover seed	—	—	—	—	98 18 3	Decreased valuation of corn, tillages, implements, &c.	—	—	—	333 15 0	—
Hay and straw	—	—	—	—	166 0 0	Coals	—	—	—	—	26 19 8
Rent of farmhouse	—	—	—	—	40 0 0	Malt for men	—	—	—	—	18 2 0
Loss	—	—	—	—	32 12 4	Rent	651 9 8	651 0 0	803 0 0	559 12 11	539 17 9
						Profit	763 0 0	749 18 4	716 5 4	45 17 11	—
	3,408 17 3	5,326 17 5	6,776 14 9	4,520 13 1	3,749 1 7		3,408 17 3	5,326 17 5	6,776 14 9	4,520 13 1	3,749 1 7
						Note.—Tenant's capital was	6,000 0 0	6,920 0 0	8,680 0 0	5,600 0 0	5,100 0 0

Appendix A 1 (B.).

Balance Sheet of an Arable Heavy Land Farm of 230 Acres in West Suffolk, showing 1st, the Average of 5 Years 1840–44; 2nd, the 5 Years 1863–67; 3rd, the 4 Years 1890–93; 4th, the last Year 1894.

Receipts. Produce.	1840–44. £ s. d.	1863–67. £ s. d.	1890–93. £ s. d.	1893–94. £ s. d.	Payments. Expenditure.	1840–44. £ s. d.	1863–67. £ s. d.	1890–93. £ s. d.	1893–94. £ s. d.
Wheat	486 8 7	594 5 6	331 10 1	176 10 6	Manual labour	293 16 1	370 9 6	424 9 8	403 9 11
Barley	308 18 7	506 13 6	384 13 8	356 18 0	Horses, replacement of.	16 0 5	—	3 16 3	4 8 9
Oats	98 3 0	63 19 0	195 2 3	72 12 6	Corn, cake, &c. for stock.	237 3 6	434 19 5	588 13 1	571 0 7
Beans				121 2 10	Tithes	62 10 0	61 14 3	46 8 9	
Peas				37 2 0	Rates	22 12 9	27 4 1	16 7 9	65 6 3
Horses	—	6 16 0	—	—	Taxes		7 11 6	1 2 3	
Cattle	20 10 0	178 18 6	218 4 5	157 18 0	Tradesmen's bills	76 3 8	51 19 8	52 12 7	58 7 4
Sheep	97 6 7	173 17 2	64 18 2	29 4 3	Manure	14 1 10	103 16 0	42 1 6	0 15 0
Swine	69 10 1	49 11 7	254 7 8	373 12 8	Seed corn, small seeds, &c.	22 16 10	48 15 5	97 8 6	91 10 4
Clover seed	—	21 5 4	68 2 10	—	Sundries	90 7 0	110 8 5	196 7 10	48 13 6
Hay and straw	—	—	—	65 17 5	Decreased value of corn tillages, &c.				97 14 6
Fowls	9 8 7	32 3 1	117 12 10	70 17 3	Rent	221 5 0	200 7 11	150 0 0	150 0 0
Sundries				7 3 0	Profit	33 8 4	210 3 6	0 3 9	7 12 0
	1,090 5 5	1,627 9 8	1,639 11 11	1,498 18 2		1,090 5 5	1,627 9 8	1,639 11 11	1,498 18 2
					Note.—Tenant's capital, *i.e.*, value of stock, crop, and tillages, &c. was	1,788 13 0	2,239 14 6	2,053 3 6	1,650 0 0

Appendix A 1 (C.).

Accounts of a Farm in West Suffolk from 1883 to 1894.

Soil is mixed clay and wet land. Farmed on the four-course system. Average capital employed, 5,000*l.*

Acreage—480 acres arable.
70 acres pasture.
550 acres.

Balance Sheet, 1883 and 1884.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Wheat	942 5 2	Rent	600 0 0
Barley	1,107 2 5	Rates and taxes	99 5 0
Beans	95 19 9	Labour	1,126 13 1
Peas	181 12 6	Trade bills	241 2 3
Seeds	205 0 4	Seed corn	202 7 1
Sundries	180 0 0	Artificial manures	138 14 6
		Sundries	11 3 10
Horses.		*Horses.*	
Sales	380 18 6	Valuation	840 10 0
Valuation	960 0 0	Purchases	333 10 6
		Corn	348 12 10
Sheep.		*Sheep.*	
Sales	852 5 6	Valuation	1,413 4 0
Valuation	1,442 6 0	Purchases	297 18 6
		Cake and corn	197 1 1
Bullocks.		*Bullocks.*	
Sales	1,186 8 2	Valuation	121 0 0
Valuation	30 0 0	Purchases	705 0 0
		Cake and corn	388 10 10
Pigs.		*Pigs.*	
Sales	434 17 8	Valuation	161 12 0
Valuation	264 13 0	Purchases	9 0 0
		Corn	526 4 4
Cows.		*Cows.*	
Sales, milk, &c.	81 16 6	Valuation	158 0 0
Valuation	166 0 0	Purchases	18 10 0
		Cake and corn	42 19 10
Fowls.		*Fowls.*	
Sales	33 10 1	Valuation	13 10 6
Valuation	20 13 3	Purchases	13 17 6
		Corn	27 14 10
		Profit	529 5 4
	8,565 8 10		8,565 8 10

APPENDIX A 1 (C.)—*cont.*

BALANCE SHEET, 1884 and 1885.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	569	13	1	Rent	600	0	0
Barley	854	15	0	Rates and taxes	69	14	4
Oats	126	11	6	Labour	962	4	1
Peas	219	12	8	Trade bills	213	16	1
Seeds	8	6	6	Seed corn	243	3	11
Sundries	148	9	3	Artificial manures	121	5	0
				Sundries	20	12	7
Horses.				*Horses.*			
Sales	141	12	0	Valuation	960	0	0
Valuation	1,011	0	0	Purchases	180	0	0
				Corn	332	16	4
Sheep.				*Sheep.*			
Sales	628	11	3	Valuation	1,442	6	0
Valuation	996	12	0	Cake and corn	193	1	4
Bullocks.				*Bullocks.*			
Sales	403	7	6	Valuation	30	0	0
Valuation	24	0	0	Purchases	196	15	0
				Cake and corn	163	4	10
Pigs.				*Pigs.*			
Sales	571	7	1	Valuation	264	13	0
Valuation	170	10	0	Corn	485	8	3
Cows.				*Cows.*			
Sales, milk, &c.	98	0	6	Valuation	166	0	0
Valuation	163	0	0	Purchases	6	2	0
				Cake and corn	35	9	2
Fowls.				*Fowls.*			
Sales	46	6	5	Valuation	20	13	3
Valuation	21	14	3	Purchases	2	8	0
				Corn	18	4	3
Loss	523	8	5				
	6,727	17	5		6,727	17	5

BALANCE SHEET, 1885 and 1886.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	486	7	5	Rent	540	0	0
Barley	1,043	18	9	Rates and taxes	82	2	3
Oats	105	13	0	Labour	927	13	7
Beans	61	6	6	Trade bills	281	16	8
Peas	298	18	3	Seed corn	242	4	0
Seeds	71	11	0	Artificial manures	22	10	0
Sundries	264	19	7	Sundries	19	10	8
Horses.				*Horses.*			
Sales	314	10	0	Valuation	1,011	0	0
Valuation	876	0	0	Purchases	100	0	0
				Corn	309	4	9
Sheep.				*Sheep.*			
Sales	796	2	4	Valuation	996	12	0
Valuation	713	6	0	Purchases	37	4	9
				Cake and corn	291	8	10
Bullocks.				*Bullocks.*			
Sales	80	0	0	Valuation	24	0	0
				Cake and corn	1	8	1
Pigs.				*Pigs.*			
Sales	543	12	0	Valuation	170	10	0
Valuation	146	4	0	Purchases	3	0	0
				Corn	467	19	5
Cows.				*Cows.*			
Sales, milk &c.	115	12	1	Valuation	163	0	0
Valuation	124	0	0	Purchases	3	0	0
				Cake and corn	48	12	1
Fowls.				*Fowls.*			
Sales	114	15	6	Valuation	21	14	3
Valuation	25	14	3	Purchases	14	10	8
				Corn	34	17	2
				Profit	318	11	6
	6,132	10	8		6,132	10	8

APPENDIX A 1 (C.)—*cont.*

BALANCE SHEET, 1886 and 1887.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	480	5	3	Rent	540	0	0
Barley	895	11	9	Rates and taxes	97	16	0
Beans	45	10	6	Labour	926	6	9
Peas	262	13	9	Trade bills	349	9	1
Oats	136	8	6	Seed corn	199	18	0
Seeds	309	4	3	Artificial manures	145	17	10
Sundries	159	8	10	Sundries	21	6	5
Horses.				*Horses.*			
Sales	75	12	6	Valuation	876	0	0
Valuation	988	0	0	Purchases	57	10	0
				Corn	285	4	1
Sheep.				*Sheep.*			
Sales	973	19	4	Valuation	713	6	0
				Purchases	84	13	9
				Cake and corn	174	5	8
Bullocks.				*Bullocks.*			
Sales	427	13	8	Purchases	223	6	0
				Cake and corn	121	5	7
Pigs.				*Pigs.*			
Sales	265	3	6	Valuation	146	4	0
Valuation	81	19	0	Corn	206	8	1
Cows.				*Cows.*			
Sales, milk, &c.	56	8	3	Valuation	124	0	0
Valuation	156	10	0	Cake and corn	20	14	0
Fowls.				*Fowls.*			
Sales	135	15	6	Valuation	25	14	3
Valuation	42	0	2	Purchases	73	4	0
				Corn	57	14	7
				Profit	22	6	8
	5,492	4	9		5,492	4	9

BALANCE SHEET, 1887 and 1888.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	591	7	6	Rent	540	0	0
Barley	859	5	3	Rates and taxes	84	8	8
Peas	105	6	2	Labour	930	19	6
Seeds	178	4	6	Trade bills	229	16	4
Sundries	451	13	9	Seed corn	210	16	3
				Artificial manures	177	12	6
				Sundries	19	11	2
Horses.				*Horses.*			
Sales	239	5	0	Valuation	988	0	0
Valuation	776	0	0	Purchases	90	8	0
				Corn	250	17	6
Sheep.				*Sheep.*			
Sales	803	10	8	Purchases	546	0	0
				Cake and corn	80	16	9
Bullocks.				*Bullocks.*			
Sales	487	0	6	Purchases	236	5	0
Valuation	33	0	0	Cake and corn	135	12	4
Pigs.				*Pigs.*			
Sales	265	8	3	Valuation	81	19	0
Valuation	250	0	0	Purchases	128	3	0
				Corn	195	4	7
Cows.				*Cows.*			
Sales, milk, &c.	172	4	0	Valuation	156	10	0
				Cake and corn	13	1	11
Fowls.				*Fowls.*			
Sales	96	14	6	Valuation	42	0	2
Valuation	25	19	8	Purchases	21	11	9
				Corn	43	2	6
				Profit	142	2	9
	5,334	19	4		5,334	19	4

APPENDIX A 1 (C.)—*cont.*

BALANCE SHEET, 1888 and 1889.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	535	4	8	Rent	450	0	0
Barley	925	11	6	Rates and taxes	87	3	2
Oats	12	15	0	Labour	1,013	19	2
Beans	157	2	3	Trade bills	300	15	9
Peas	415	1	0	Seed corn	233	1	2
Seeds	162	16	5	Artificial manures	167	6	0
Sundries	222	18	4	Sundries	133	12	6
Horses.				*Horses.*			
Sales	100	11	0	Valuation	776	0	0
Valuation	762	0	0	Purchases	55	0	0
				Corn	289	10	0
Sheep.				*Sheep.*			
Sales	1,153	10	3	Purchases	931	10	0
				Cake and corn	142	0	11
Bullocks.				*Bullocks.*			
Sales	742	7	0	Valuation	33	0	0
				Purchases	372	10	0
				Cake and corn	200	14	1
Pigs.				*Pigs.*			
Sales	425	9	2	Valuation	250	0	0
Valuation	107	0	0	Purchases	70	0	0
				Corn	210	16	7
Fowls.				*Fowls.*			
Sales	36	16	6	Valuation	25	19	3
Valuation	13	18	0	Corn	24	15	3
				Profit	5	7	3
	5,773	1	1		5,773	1	1

BALANCE SHEET, 1889 and 1890.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	714	0	10	Rent	450	0	0
Barley	746	12	6	Rates and taxes	65	2	9
Beans	86	4	3	Labour	980	11	0
Peas	95	14	9	Trade bills	248	3	6
Seeds	162	18	3	Seed corn	208	9	1
Sundries	105	2	6	Artificial manures	57	10	0
				Sundries	25	10	1
Horses.				*Horses.*			
Sales	112	0	0	Valuation	762	0	0
Valuation	763	0	0	Corn	319	6	8
Sheep.				*Sheep.*			
Sales	1,872	12	3	Purchases	2,326	6	0
Valuation	728	0	0	Cake and corn	232	12	5
Bullocks.				*Bullocks.*			
Sales	748	14	3	Purchases	444	0	0
				Cake and corn	208	17	6
Pigs.				*Pigs.*			
Sales	129	10	0	Valuation	107	0	0
				Corn	11	1	3
Fowls.				*Fowls.*			
Sales	36	5	1	Valuation	13	18	0
Valuation	15	7	9	Purchases	11	6	9
				Corn	19	5	3
Loss	174	17	10				
	6,491	0	3		6,491	0	3

APPENDIX A 1 (C.)—*cont.*

BALANCE SHEET, 1890 and 1891.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	634	3	1	Rent	450	0	0
Barley	1,124	13	0	Rates and taxes	77	13	1
Beans	113	5	9	Labour	936	10	0
Oats	32	1	0	Trade bills	304	12	9
Peas	168	5	7	Seed corn	204	6	6
Seeds	180	0	10	Artificial manures	61	0	0
Sundries	92	0	5	Sundries	15	15	4
Horses.				*Horses.*			
Sales	96	0	0	Valuation	763	0	0
Valuation	770	0	0	Purchases	92	10	0
				Corn	351	12	8
Sheep.				*Sheep.*			
Sales	1,540	17	0	Valuation	728	0	0
Valuation	834	0	0	Purchases	1,333	9	6
				Cake and corn	313	17	6
Bullocks.				*Bullocks.*			
Sales	643	0	0	Purchases	391	5	0
				Cake and corn	186	16	6
Pigs.				*Pigs.*			
Sales	151	6	8	Purchases	144	13	6
Valuation	175	10	0	Corn	191	16	1
Fowls.				*Fowls.*			
Sales	125	16	3	Valuation	15	7	9
Valuation	21	17	9	Purchases	47	8	7
				Corn	74	15	8
				Profit	18	6	11
	6,702	17	4		6,702	17	4

BALANCE SHEET, 1891 and 1892.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	728	0	9	Rent	450	0	0
Barley	692	11	9	Rates and taxes	53	12	7
Oats	79	6	0	Labour	1,029	16	0
Beans	127	12	0	Trade bills	308	13	1
Peas	242	7	6	Seed corn	229	10	0
Seeds	235	2	6	Artificial manures	57	2	7
Sundries	100	11	4	Sundries	19	18	3
Horses.				*Horses.*			
Sales	185	15	0	Valuation	770	0	0
Valuation	780	0	0	Purchases	92	1	6
				Corn	331	3	0
Sheep.				*Sheep.*			
Sales	1,130	14	0	Valuation	834	0	0
				Cake and corn	184	11	6
Bullocks.				*Bullocks.*			
Sales	1,080	10	6	Purchases	615	0	0
Valuation	108	0	0	Cake and corn	444	4	3
Pigs.				*Pigs.*			
Sales	322	18	10	Valuation	175	10	0
Valuation	69	0	0	Corn	304	19	3
Fowls.				*Fowls.*			
Sales	51	17	3	Valuation	21	17	9
Valuation	21	6	0	Corn	26	15	6
				Profit	106	18	2
	5,955	13	5		5,955	13	5

APPENDIX A 1 (C.)—*cont.*

BALANCE SHEET, 1892 and 1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	472	6	6	Rent	375	0	0
Barley	609	4	1	Rates and taxes	70	19	10
Oats	59	1	2	Labour	918	5	0
Beans	104	19	6	Trade bills	356	19	7
Peas	258	6	0	Seed corn	228	1	8
Seeds	169	0	10	Sundries	29	2	10
Sundries	131	3	3				
Horses.				*Horses.*			
Sales	170	16	6	Valuation	780	0	0
Valuation	688	0	0	Purchases	45	0	0
				Corn	267	14	0
Sheep.				*Sheep.*			
Sales	903	4	1	Purchases	803	14	0
Valuation	148	0	0	Cake and corn	167	0	5
Bullocks.				*Bullocks.*			
Sales	643	18	6	Valuation	108	0	0
Valuation	104	0	0	Purchases	182	10	0
				Cake and corn	239	16	7
Pigs.				*Pigs.*			
Sales	205	11	6	Valuation	69	0	0
Valuation	89	12	0	Corn	104	19	9
Fowls.				*Fowls.*			
Sales	57	1	8	Valuation	21	6	0
Valuation	24	1	3	Purchases	4	0	2
				Corn	26	5	9
				Profit	40	11	3
	4,838	6	10		4,838	6	10

BALANCE SHEET, 1893 and 1894.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
Wheat	189	0	3	Rent	350	0	0
Barley	457	13	6	Rates and taxes	48	0	0
Beans	85	17	7	Labour	892	6	0
Oats	30	5	0	Trade bills	264	10	0
Peas	171	18	9	Seed corn	260	15	9
Seeds	347	1	0	Artificial manures	93	5	0
Sundries	88	2	9	Sundries	7	19	4
Horses.				*Horses.*			
Sales	95	13	0	Valuation	688	0	0
Valuation	606	0	0	Purchases	80	10	0
				Corn	278	2	9
Sheep.				*Sheep.*			
Sales	947	11	6	Valuation	148	0	0
				Purchases	671	8	0
				Cake and corn	102	19	1
Bullocks.				*Bullocks.*			
Sales	603	11	0	Valuation	104	0	0
				Purchases	240	12	6
				Cake and corn	157	16	11
Pigs.				*Pigs.*			
Sales	272	3	0	Valuation	89	12	0
Valuation	37	0	0	Corn	165	0	6
Fowls.				*Fowls.*			
Sales	66	12	9	Valuation	24	1	3
Valuation	25	8	6	Purchases	4	19	
				Corn	42	1	6
Loss	690	1	9				
	4,714	0	4		4,714	0	

	£	s.	d.
Total loss from 1883 to 1894	= 204	18	2
Average annual loss	= 18	12	6½
	= ·36 per cent. on capital employed.		

No interest is charged on capital.
Nothing is charged for management.
Any housekeeping expenses are charged in the account.

Appendix A 1. (D.).

Accounts of a Farm in East Suffolk.

Of 150 acres arable.
„ 30 „ grass.
„ 80 „ rough grass.

260 „

Soil rather light. In some places very poor and sandy. Average capital employed, 1,800*l*.

Year ending Oct. 11.	Receipts.						Expenditure.											Profit.	Loss.
	Corn sold.	Stock sold.	Milk and Dairy.	Sundries.	Valuation of Live and Dead Stock at end of Year.	Total Receipts.	Rent, including Tithe.	Rates and Taxes.	Labour, including Threshing and Steam Cultivation.	Live Stock bought.	Feeding Stuffs, including Keeping.	Artificial Manures.	Seeds and Seed Corn.	Tradesmen's Bills.	Sundries, including Insurance.	Valuation at commencement of Year.	Total Expenditure.		
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1877	956 12 0	1,640 17 6	92 14 0	71 17 6	1,395 0 0	4,157 1 0	302 17 10	30 0 0	365 0 0	1,351 8 9	439 9 6	61 0 0	52 0 0	45 10 0	1 9 6	1,266 17 0	3,915 12 7	241 8 5	—
1878	719 7 3	1,199 17 2	257 16 8	154 18 0	1,888 15 0	4,220 14 1	326 0 0	27 0 0	372 3 7	1,116 2 0	578 11 0	39 0 0	57 0 0	78 11 8	10 0 0	1,395 0 0	3,999 9 3	221 4 10	—
1879	657 1 3	1,156 8 8	330 2 0	118 14 6	1,580 5 0	3,942 11 5	325 1 0	29 0 0	348 14 7	627 15 6	509 4 7	27 8 0	43 0 0	39 11 11	21 15 0	1,888 15 0	3,860 5 7	82 6 8	—
1880	761 11 0	1,154 9 3	340 12 0	93 4 0	1,643 5 0	3,993 1 3	298 0 0	32 0 0	325 16 11	626 13 0	543 14 4	26 0 0	30 6 0	62 14 8	11 4 0	1,580 5 0	3,536 13 11	456 7 4	—
1881	502 0 0	1,384 8 7	352 0 0	77 2 0	1,542 12 0	3,858 2 7	306 9 5	31 10 0	379 18 3	849 12 0	595 4 1	25 10 0	47 10 0	47 3 2	15 0 0	1,643 5 0	3,941 1 11	—	82 19 4
1882	701 0 0	1,048 15 0	462 1 8	108 6 2	1,808 10 0	4,128 12 10	252 0 0	35 15 0	380 12 4	658 9 8	707 0 0	54 5 0	52 0 0	38 1 11	13 3 9	1,542 12 0	3,733 19 8	395 13 2	—
1883	627 4 0	1,450 7 2	382 16 9	124 5 2	1,737 17 0	4,322 10 1	278 0 0	33 0 0	355 13 8	621 8 0	867 5 0	34 0 0	41 10 0	33 7 11	40 19 0	1,808 10 0	4,113 13 7	208 16 6	—
1884	529 11 8	1,457 5 11	429 16 10	84 1 11	1,593 15 0	4,094 11 4	262 0 0	29 0 0	374 2 11	854 5 0	632 17 0	27 2 0	54 0 0	52 7 6	7 4 0	1,737 17 0	4,030 15 5	63 15 9	—
1885	364 8 0	1,092 5 3	408 11 0	107 2 9	1,408 8 0	3,380 15 0	243 0 0	33 0 0	362 1 0	447 2 0	588 2 6	40 3 6	49 0 0	37 2 3	18 19 6	1,593 15 0	3,412 5 9	—	31 10 9
1886	541 0 0	675 7 5	442 16 0	155 13 0	1,371 3 0	3,185 19 5	245 0 0	24 0 0	286 19 7	253 0 0	443 11 3	34 5 0	46 0 0	33 17 0	18 5 0	1,408 8 0	2,793 5 10	392 13 7	—
1887	462 0 0	808 12 2	385 2 5	37 9 2	1,301 8 0	2,994 11 9	240 0 0	25 0 0	299 7 11	272 10 0	501 11 10	34 5 2	51 0 0	47 15 4	27 13 6	1,371 3 0	2,870 6 9	124 5 0	—
1888	470 16 0	678 9 11	337 19 9	75 18 11	1,349 1 0	2,912 5 7	220 12 0	22 0 0	300 6 5	395 3 8	374 17 5	40 16 0	48 0 0	59 13 2	13 16 8	1,301 8 0	2,776 13 4	135 12 3	—
1889	566 16 6	892 13 0	318 18 8	58 15 9	1,271 17 0	3,109 0 11	192 0 0	24 17 0	304 1 7	390 19 2	395 3 11	43 6 0	42 0 0	29 10 7	18 8 0	1,349 1 0	2,789 7 3	319 13 7	—
1890	800 10 3	866 16 3	352 2 10	8 10 0	1,017 10 0	3,045 9 4	185 3 7	20 15 0	303 15 0	293 0 6	444 11 2	37 3 6	47 0 0	69 7 0	2 10 0	1,271 17 0	2,675 2 9	370 6 7	—
1891	589 2 6	691 4 8	304 15 4	45 1 1	1,285 0 0	2,915 3 7	186 13 0	17 4 0	321 8 0	734 15 0	399 15 2	38 2 3	39 0 0	64 6 1	4 17 2	1,017 10 0	2,823 10 8	91 12 11	—
1892	596 6 0	1,035 12 8	311 2 5	20 10 8	1,144 11 6	3,108 3 3	185 4 0	14 10 0	343 15 2	491 0 0	507 12 5	31 0 4	52 6 0	59 14 5	2 10 0	1,285 0 0	2,972 6 4	135 16 11	—
1893	325 10 0	558 14 3	416 14 1	52 14 6	1,120 12 6	2,474 5 4	192 0 0	15 14 0	317 8 5	249 6 0	500 3 11	32 15 9	46 0 0	48 4 7	2 10 0	1,144 11 6	2,547 14 2	—	73 8 10
1894	390 10 0	647 8 7	391 8 5	120 15 8	1,139 17 6	2,690 0 2	168 15 0	7 8 9	322 14 9	406 17 0	430 5 6	41 3 0	42 0 0	58 6 7	2 10 0	1,170 12 6	2,710 13 1	—	20 12 11

	£	s.	d.
Total profit from 1877 to 1894 =	3,031	2	4
Average annual profit =	168	7	10½
= 8·4 per cent. on capital employed.			

Nothing is charged for management. No produce consumed in the house from the farm. No interest charged on capital.

ACCOUNTS of a FARM in EAST SUFFOLK.

Average capital employed from 1884 to 1886 = 3,711*l.* 13*s.* 6*d.*
" " " " 1887 to 1894 = 5,731*l.* 7*s.* 11*d.*

Acreage from 1884 to 1886 = 327 acres.
" " 1887 to 1894 = 590 " [310 arable; 140 grass].

Soil is very mixed, some light, poor, and sandy, some very heavy, and some very good mixed.

Year ending Oct. 11th,	RECEIPTS. Corn Sold.	Stock Sold.	Milk.	Sundries.	Valuation of Live and Dead Stock at end of Year.	Total Receipts.	EXPENDITURE. Rent.	Rates and Taxes.	Labour, including Threshing and Steam Cultivation.	Live Stock Bought.	Feeding Stuffs, including Keeping.	Artificial Manures.	Seeds and Seed Corn.	Tradesmen's Bills.	Sundries, including Insurance.	Valuation at commencement of Year.	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1884 - -	1,044 5 3	3,260 10 2	—	101 16 8	2,908 2 6	7,314 14 7	465 2 7	33 0 0	563 4 9	1,298 10 6	1,321 0 0	24 10 0	79 0 0	168 1 9	61 10 10	3,425 3 7	7,439 4 0	—	124 9 5
1885 - -	789 0 6	2,689 12 10	—	184 2 4	2,776 15 0	6,439 10 8	459 6 11	34 0 0	528 19 4	1,107 14 0	1,141 17 8	47 1 1	165 1 9	208 2 10	3 16 0	2,908 2 6	6,604 2 1	—	164 11 5
1886 - -	1,097 16 3	2,880 17 1	—	248 7 9	2,519 1 0	6,246 2 1	482 4 3	27 10 0	475 1 1	1,111 10 0	945 0 8	42 7 7	98 0 0	101 18 9	66 5 3	2,776 15 0	6,126 12 7	119 9 6	—
1887 - -	1,509 0 0	3,207 10 4	—	540 13 6	3,645 8 0	8,902 11 10	655 7 0	60 0 0	809 2 8	2,199 14 11	1,327 19 0	82 17 8	192 18 11	420 7 1	92 5 0	3,102 9 3	8,952 1 6	—	49 9 8
1888 - -	1,584 4 6	3,494 1 4	119 0 0	575 2 8	3,964 19 0	9,737 7 6	645 15 4	54 0 0	824 6 4	2,092 3 8	1,418 10 4	90 13 4	190 0 0	224 16 0	90 6 4	3,645 8 0	9,275 19 4	461 8 2	—
1889 - -	1,919 12 11	4,419 12 3	251 10 5	509 16 4	4,030 10 0	11,131 1 11	711 3 9	60 5 0	865 14 9	2,562 15 2	1,312 5 2	76 3 3	230 0 0	175 15 8	44 0 5	3,964 19 0	10,003 2 2	1,127 19 9	—
1890 - -	1,920 15 0	4,104 8 11	105 11 10	377 3 0	4,781 19 0	11,289 17 9	687 19 6	55 10 0	946 7 11	2,866 5 5	1,351 7 6	70 2 6	153 4 0	254 7 11	33 11 10	4,030 10 0	10,449 6 7	840 11 2	—
1891 - -	1,923 19 0	3,504 4 6	188 8 0	456 12 5	4,351 19 0	10,425 2 11	674 3 1	49 0 0	938 10 8	1,548 3 0	1,473 19 11	82 2 1	143 0 0	243 16 9	27 7 0	4,781 19 0	9,962 1 5	463 1 6	—
1892 - -	1,429 16 9	3,336 5 5	290 18 0	442 5 2	4,121 8 6	9,620 13 10	622 4 0	45 10 0	968 1 0	1,524 12 0	1,472 9 1	56 6 3	142 0 0	267 4 5	49 4 1	4,351 19 0	9,499 9 10	121 4 0	—
1893 - -	1,178 12 6	2,371 0 11	502 1 11	441 5 1	4,060 12 0	8,753 12 5	517 8 2	46 0 0	924 5 3	958 5 6	1,355 4 8	99 16 0	160 0 0	223 15 2	44 13 10	4,121 8 6	8,450 17 1	302 15 4	—
1894 - -	1,216 0 0	2,927 17 0	496 6 5	545 9 11	4,214 6 0	9,399 19 4	524 0 3	33 2 4	939 0 9	1,250 5 9	1,549 9 3	82 9 10	145 0 0	240 4 3	188 8 2	4,060 12 0	9,012 12 7	387 6 9	—

	£	s.	d.	
Total loss from 1884 to 1886 - -	= 169	11	4	
Average annual loss - -	= 56	10	5	= 1·5 per cent. on capital employed.
Total profit from 1887 to 1894 -	= 3,654	17	2	
Average annual profit from 1887 to 1894 =	456	17	1¾	
	7·9 per cent. on capital employed.			

Nothing charged for management. No interest charged on capital. No produce from the farm consumed in the house.

APPENDIX A 1. (F.).

ACCOUNT of FOUR FARMS, about 1,750 Acres, farmed by the same Tenant, 1892–93.

GENERAL FARMING ACCOUNT for the YEAR ending Michaelmas 1893.

DR.	£ s. d.	CR.	£ s. d.
To Valuation	2,631 4 6	By Hay and straw sold	201 15 10
Estimated value of grazing stock	3,235 13 0	Miscellaneous	523 8 7
„ „ horse, stock, and implements.	2,656 0 0	Live stock	6,538 15 4
Labour	2,062 4 2	Stock taken in to keep	88 0 0
Rent, rates, taxes, and insurance	1,554 4 11	Dairy produce	1,302 16 10
Tradesmen's bills	498 15 4		
Corn and seeds bought	779 3 1		
Corn, meals, &c. bought	1,199 1 6		
Cake	898 2 0	Estimated value of corn in hand	2,745 13 6
Manure	216 18 3	„ „ grazing stock	3,203 3 6
Live stock	3,010 19 0	„ „ horse, stock, and implements.	2,435 13 6
Stock let out to feed	88 14 0	„ „ valuation	2,234 16 10
Sundries bought	51 1 10		
Rent Havergate Island	200 0 0		
Profit	192 8 4		
	19,274 9 11		19,274 9 11

No interest charged on capital.
No housekeeping expenses included.
Nothing charged for management.
Profit = 2·1 per cent. on capital employed.

APPENDIX A 2.

LANDLORDS' ACCOUNTS. [Paragraph 71.]

ACCOUNTS OF LAND FARMED BY LANDOWNERS.

APPENDIX A 2. (A.).

A farm of 265 acres, soil, heavy land, capital employed about 2,500*l*.

RECEIPTS.

Subjects.	1884–5.	1885–6.	1886–7.	1887–8.	1888–9.	1889–90.	1890–1	1891–2.	1892–3.	1893–4.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Horses sold	7 0 0	—	—	9 5 0	28 12 6	—	26 12 6	—	15 0 0	—
Cattle „	6 5 0	34 0 0	135 3 6	119 6 3	127 15 3	247 17 8	135 3 2	176 15 0	108 1 0	266 10 0
Sheep „	45 10 0	224 5 6	129 16 11	163 1 5	178 16 11	247 11 2	197 5 3	141 14 6	127 9 2	203 13 11
Pigs „	120 4 4	166 7 11	149 11 5	133 9 2	185 14 2	182 6 0	164 16 0	136 16 1	205 1 3	130 16 9
Wheat „	—	261 2 6	174 8 0	294 15 2	252 12 3	196 9 0	275 12 6	349 11 9	170 17 0	157 16 6
Barley „	—	314 14 5	250 5 9	388 3 0	325 18 9	278 18 7	272 16 9	274 11 1	291 4 9	163 4 0
Oats „	—	102 0 0	63 18 0	53 10 0	56 9 6	56 0 0	32 16 0	67 4 0	66 12 0	49 10 0
Beans „	—	69 15 0	73 15 0	63 17 6	54 0 0	52 18 9	67 6 3	92 8 9	23 10 8	33 1 6
Peas „	—	20 0 6	60 7 0	27 16 0	53 16 3	32 5 0	29 0 0	18 15 0	23 16 0	6 6 0
Hay and straw sold	—	—	—	—	—	—	—	—	—	—
Clover sold	—	—	—	—	—	—	—	—	—	—
Roots „	—	—	—	—	—	—	—	—	—	—
Linseed „	—	—	—	—	—	—	—	—	—	—
Tares „	—	—	—	—	—	—	—	—	—	—
Dairy and poultry	43 4 10	59 2 4	60 2 6	78 9 0	102 11 2	101 9 7	85 6 1	92 13 2	90 3 6	86 10 1
Miscellaneous	31 3 0	40 7 0	35 19 1	34 0 7	48 19 3	53 17 0	5 3 6	10 9 2	4 10 6	9 15 6
Rents received	—	—	—	—	—	—	52 9 0	51 18 0	51 12 6	47 13 6
Valuation of live and dead stock in hand at end of year	2,093 19 3	2,071 12 10	2,115 12 11	2,310 7 2	2,278 16 5	2,190 14 4	1,949 19 2	1,792 16 0	1,619 6 10	1,690 6 9
By balance	198 2 0	367 18 11	297 9 4	—	131 16 5	239 16 5	433 16 5	359 8 9	440 18 2	80 13 5
Totals	2,554 8 5	3,731 6 11	3,546 9 5	3,681 0 3	3,825 8 10	3,880 3 6	3,728 2 7	3,565 1 3	3,229 3 4	2,925 7 11

APPENDIX A. 2. (A.)—*cont.*

PAYMENTS.

Subjects.	1884-5.	1885-6.	1886-7.	1887-8.	1888-9.	1889-90.	1890-1.	1891-2.	1892-3.	1893-4.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Valuation live and dead stock in hand at commencement of year.	440 5 0	2,093 19 3	2,071 12 10	2,115 12 11	2,310 7 2	2,278 16 5	2,190 14 4	1,949 19 2	1,792 16 0	1,610 6 10
Rent and interest	265 0 0	266 16 6	266 16 6	266 16 6	269 19 4	271 7 0	274 6 6	273 8 3	274 6 6	207 3 3
Tithes, rates and taxes	93 2 10	99 18 5	99 18 5	83 2 0	86 15 11	80 14 2	77 17 8	99 7 5	74 15 9	26 9 6*
Management	3 12 0	5 0 0	12 10 0	15 10 0	15 10 0	15 10 0	8 15 0	7 5 0	7 5 0	7 5 0
Farm labourers' wages	378 17 9	343 13 7	348 9 11	345 18 10	342 13 8	352 8 4	380 11 6	394 1 5	371 17 4	365 8 8
Steam thrashing	23 15 2	45 15 5	28 15 7	24 9 1	35 6 6	28 7 0	39 6 9	20 18 4	30 3 6	9 6 0
Steam cultivating	—	31 11 6	—	—	—	—	—	—	—	—
Travelling and freight	7 5 0	—	—	—	—	—	—	0 2 7	0 8 0	0 10 10
Blacksmith, carpenter, &c.	24 3 6	13 15 8	15 6 8	18 15 3	12 5 8	15 3 4	18 12 9	34 16 10	37 7 1	14 8 5
Veterinary	1 12 6	3 11 0	0 13 6	2 11 4	1 10 0	2 0 0	2 11 8	0 11 6	2 12 3	5 9 9
Implements	162 1 10	18 3 2	33 18 11	37 4 8	19 8 8	36 13 5	15 10 9	24 3 6	3 5 10	43 18 10
Farm sundries	29 17 7	22 4 11	30 0 5	26 17 11	26 18 9	20 13 3	24 16 11	23 15 6	26 8 8	23 13 2
Insurance	1 10 0	2 17 6	2 17 6	2 17 6	2 17 6	2 17 6	2 17 6	2 17 6	2 17 6	—
Beer and brewing	—	—	—	—	—	—	—	—	—	—
Horses bought	300 6 0	—	—	30 0 0	—	65 0 0	53 3 6	6 6 0	—	—
Cattle „	105 5 0	12 10 0	28 5 0	12 10 0	11 0 0	14 10 0	25 10 0	20 0 0	18 9 0	76 10 0
Sheep „	192 5 0	137 5 0	55 10 0	62 12 6	93 15 0	45 0 0	70 7 0	78 0 0	52 10 0	68 2 6
Pigs	68 15 0	—	—	—	20 10 0	—	6 6 0	3 10 0	19 5 6	8 10 0
Poultry „	0 5 0	—	0 5 6	0 2 9	20 10 0	—	—	2 2 0	—	—
Cake „	23 15 0	109 16 1	80 7 3	89 17 3	102 11 0	142 14 0	84 18 10	76 18 6	96 9 7	68 5 6
General feeding	512 5 2	407 18 7	288 9 8	292 12 7	351 2 6	340 7 3	328 5 11	340 15 3	263 6 6	275 3 2
Manures	27 10 0	31 17 0	48 8 9	46 0 0	33 10 0	74 17 0	23 4 0	56 2 6	40 0 0	30 10 0
Seed, corn, &c.	99 16 8	84 13 6	134 3 0	134 14 0	89 7 2	93 4 10	100 6 0	107 19 3	114 19 4	84 17 0
Barley, 83 coombes sold from Wadgells and credited in error to Ketton.	—	—	—	—	—	—	—	62 0 9	—	—
Balance Cr. profit	—	—	—	72 15 2	—	—	—	—	—	—
Totals	2,554 8 5	3,731 6 11	3,546 9 5	3,681 0 3	3,825 8 10	3,880 3 6	3,728 2 7	3,565 1 3	3,229 3 4	2,925 17 11

* The farm was charged with tithe in 1893, but not in 1894.

	£ s. d.
Total loss from 1884 to 1894	= 2,477 4 8
Average annual loss	= 247 14 5½
	= 9·8 per cent. on capital employed.

Appendix A 2 (B.).

Accounts of a Farm.

Capital employed, 1880–85, 4,000*l.* — 295 acres from 1880–85.
„ „ 1885–93, 5,000*l.* — 473 acres from 1885–93.

Soil is heavy.

(*Farm on owner's hands.*)

Receipts.

Produce.	295 Acres.					473 Acres.							
	1880–1.	1881–2.	1882–3.	1883–4.	1884–5.	1885–6.	1886–7.	1887–8.	1888–9.	1889–90.	1890–1.	1891–2.	1892–3.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Horses sold	1 1 0	146 0 0	82 0 0	160 0 0	—	—	35 0 6	5 5 0	1 0 0	1 3 6	44 14 0	53 13 6	50 0 0
Cattle „	269 6 0	285 0 0	605 19 3	455 17 0	121 6 0	153 13 9	211 16 6	362 2 10	560 2 10	445 16 6	105 15 6	161 10 0	261 13 8
Sheep „	524 4 11	427 19 3	987 19 0	946 2 1	601 5 8	307 19 5	349 12 9	262 3 0	862 12 8	501 18 7	492 0 7	187 12 1	273 6 10
Pigs „	97 10 6	220 8 6	121 17 6	147 1 9	56 9 10	40 18 11	180 18 8	139 8 0	167 3 10	177 2 3	132 12 4	264 7 0	252 13 0
Wheat „	—	402 0 6	423 14 3	354 1 9	350 6 6	294 10 9	227 0 6	456 18 0	442 19 6	546 10 0	513 4 0	610 19 1	308 16 0
Barley „	14 0 0	410 2 8	371 13 3	454 7 6	484 1 0	431 14 4	64 14 6	743 14 0	634 12 3	574 15 0	735 15 1	523 18 6	429 2 4
Oats „	—	77 0 0	181 19 0	110 0 0	157 10 0	72 0 0	334 7 0	126 0 0	140 0 0	115 12 0	111 4 0	184 0 0	143 11 0
Beans „	—	35 0 0	84 18 9	103 0 0	70 6 0	26 2 0	155 4 0	117 12 0	146 8 9	115 10 0	228 0 0	172 10 0	110 12 0
Peas „	—	90 0 0	104 12 0	85 12 6	32 8 0	44 2 0	108 16 0	20 16 0	54 0 0	29 5 0	—	—	—
Hay „	—	—	—	—	—	—	—	—	32 0 0	—	—	25 0 0	—
Straw „	—	—	—	—	—	—	—	—					—
Clover „	—	—	—	—	—	—	—	—	—	0 3 6	—	—	—
Roots „	—	—	—	—	—	—	—	—	17 13 3	—	26 8 8	1 8 0	0 15 0
Linseed „	—	—	—	—	—	—	—	18 7 6	—	—	—	—	—
Tares „	—	—	—	17 10 0	—	15 12 0	3 0 0	—	—	—	—	—	—
Dairy and poultry	53 10 5	98 15 3	51 6 2	80 7 2	102 1 8	86 3 5	85 13 8	92 5 0	96 13 9	83 7 7	116 4 6	93 1 8	86 9 10
Miscellaneous	81 18 3	83 12 0	45 7 0	29 18 2	30 17 6	39 10 7	20 2 7	50 19 1	34 13 6	39 4 10	8 2 0	12 15	33 12 0
Rents received	—	—	—	—	—	—	—	—	—	—	26 13 0	27 13 0	—
Valuation of live and dead stock in hand at end of year.	3,818 18 0	4,616 4 5	3,955 17 9	2,817 3 6	3,287 5 11	4,732 16 10	4,472 3 0	5,160 15 10	4,853 3 7	5,042 2 6	4,099 7 4	3,719 7	3,326 2 6
By balance	—	299 3 6	511 2 0	320 19 6	333 4 9	6 5 10	590 5 9	—	227 15 11	86 5 6	946 2 4	712 16 2	999 8 2
Totals	4,859 19 1	7,191 16 1	7,528 5 11	6,082 0 11	5,617 2 10	6,251 9 10	7,418 15 5	7,556 6 3	8,270 19 10	7,758 16 9	7,586 3 4	6,750 11 0	6,276 2 4

APPENDIX A 2 (B.)—*cont.*

PAYMENTS.

Produce.	295 Acres.					473 Acres.							
	1880-1.	1881-2.	1882-3.	1883-4.	1884-5.	1885-6.	1886-7.	1887-8.	1888-9.	1889-90.	1890-1.	1891-2.	1892-3.
Valuation of live and dead stock in hand at commencement of year.	£ s. d. 1,695 7 0	£ s. d. 3,818 18 0	£ s. d. 4,616 4 5	£ s. d. 3,955 17 9	£ s. d. 2,817 3 6	£ s. d. 3,614 6 5	£ s. d. 4,732 16 10	£ s. d. 4,472 3 0	£ s. d. 5,160 15 10	£ s. d. 4,853 3 7	£ s. d. 5,042 2 6	£ s. d. 4,099 7 4	£ s. d. 3,719 7 0
Rent and interest	371 6 0	387 10 0	397 1 8	356 6 0	338 11 0	516 11 0	522 6 8	522 6 8	516 14 1	520 9 1	523 13 2	523 13 2	523 13 2
Tithes, rates, and taxes	144 5 4	120 2 5	134 17 8	125 12 0	115 3 5	181 7 5	166 17 6	161 7 10	159 10 7	137 11 7	147 3 10	137 10 1	135 5 1
Management	9 3 0	111 2 0	66 5 4	12 0 0	8 10 0	7 10 0	22 0 0	26 10 0	26 10 0	26 10 0	14 5 0	12 5 0	12 5 0
Farm labourers' wages	554 6 8	463 14 2	454 3 9	422 19 3	411 11 4	578 0 1	590 10 11	598 12 11	620 7 1	630 15 2	620 5 8	626 11 8	605 11 11
Steam threshing	76 5 9	41 10 2	53 2 11	63 14 10	51 4 2	76 19 7	79 6 0	80 5 8	87 0 3	93 8 10	92 14 7	96 17 4	78 5 3
Steam cultivating	—	—	—	—	—	35 7 6	—	—	—	—	—	—	—
Travelling and freight	15 3 4	20 14 5	5 11 0	0 3 0	1 12 2	0 2 1	0 7 10	4 18 10	0 18 10	0 1 11	0 17 11	2 14 0	0 0 10
Blacksmith, carpenter, &c.	37 4 1	40 11 7	41 9 1	40 2 9	24 0 9	29 9 0	28 9 7	29 4 9	38 6 4	57 19 0	51 18 7	56 18 7	54 16 11
Veterinary	5 15 3	5 13 0	3 8 0	9 10 6	9 15 0	6 15 6	0 14 0	10 6 0	9 6 0	13 0 0	1 10 3	11 6 3	5 18 9
Implements	49 6 3	24 8 6	20 2 11	21 10 0	39 7 11	110 15 10	75 3 5	33 10 0	41 13 0	25 14 0	4 8 5	53 13 8	56 6 3
Farm sundries	12 6 11	17 10 3	28 16 11	31 5 2	44 3 3	35 11 3	46 7 6	47 17 0	56 18 1	43 8 6	5 7 5	34 12 1	41 17 3
Insurance	8 13 10	5 15 0	5 15 0	5 15 0	—	7 10 0	7 10 0	7 10 0	7 10 0	7 10 0	7 10 0	7 10 0	7 10 0
Beer and brewing	13 15 11	4 9 1	15 6 10	—	—	—	—	—	—	—	—	—	—
Horses bought	108 8 0	207 18 0	30 0 0	38 0 0	—	143 1 0	20 0 0	—	—	—	1 17 6	—	—
Cattle	210 0 0	248 0 0	99 15 0	339 5 0	97 0 0	47 10 0	32 10 0	19 10 0	21 0 0	49 19 0	38 10 0	19 0 0	27 12 0
Sheep	679 17 0	740 18 0	787 16 0	—	1,024 0 0	152 10 0	41 10 0	32 0 6	341 0 0	180 0 0	23 0 0	14 0 0	30 0 0
Pigs	10 5 0	—	—	1 10 0	—	—	—	2 10 0	—	—	2 10 0	2 0 0	—
Poultry	—	0 19 0	0 15 0	1 12 0	—	1 12 6	0 9 6	—	1 8 0	0 13 0	0 19 0	0 14 0	0 16 2
Cake	177 5 9	278 4 0	234 2 9	155 12 3	142 9 2	176 14 9	120 16 10	326 17 10	272 17 3	310 14 0	190 14 6	205 13 9	315 9 2
General feeding	240 6 7	434 9 7	344 16 6	347 16 3	373 6 9	333 18 6	708 6 9	387 5 0	690 9 6	559 19 11	530 1 0	653 7 10	472 19 8
Manures	17 11 0	46 11 4	25 14 6	40 0 5	33 0 3	28 6 0	51 3 6	68 18 6	81 2 0	93 11 0	29 1 0	30 15 0	20 5 0
Seed, corn, &c.	151 13 2	172 17 7	163 0 8	113 8 9	85 13 9	167 11 5	171 8 7	137 18 3	137 13 0	154 8 2	153 13 0	162 1 3	168 2 11
Balance Cr. profit	271 13 3	—	—	—	—	—	—	586 13 6	—	—	—	—	—
Totals	4,859 19 1	7,191 6 1	7,528 5 11	6,082 0 11	5,617 2 10	6,251 9 10	7,418 15 5	7,556 6 3	8,270 19 10	7,758 16 9	7,586 3 4	6,750 11 0	6,276 2 4

	£	s.	d.
Total loss from 1880 to 1885 (295 acres) =	1,192	16	6
Average annual loss =	238	11	3
= 5·9 per cent. on capital employed.			
Total loss from 1885 to 1893 (473 acres) =	2,882	6	2
Average annual loss =	360	5	9¼
= 7·2 per cent. on capital employed.			

APPENDIX A 2. (C.).

Valley Farm, Acton, Suffolk.

Farmed by Rev. Sir William Parker, Bart.

Michaelmas 1892 to Michaelmas 1893.

23 acres permanent pasture
32 „ temporary pasture.
91 „ arable.

146 acres.

Expenditure.	£ s. d.	£ s. d.
Valuation at the beginning of the Year :—		
Cattle	90 0 0	
Sheep	154 6 0	
Pigs	24 12 0	
	268 18 0	
Maize	9 12 0	
Oilcake	2 5 0	
Barley	0 12 6	
	13 9 6	
Hay	6 0 0	
Stover	36 0 0	
	42 0 0	
		324 7 6
Tithe	25 9 9	
Rates	7 18 8½	
		33 8 5½
Sheep	23 16 0	
Pigs	0 3 0	
	23 19 0	
Seed corn	6 1 4	
Manure	10 10 0	
Cake	89 12 8	
Other feeding stuffs	173 15 5	
		303 18 5
Labour :—		
Wages	168 3 1½	
Engine and thrashing	16 7 11	
Beer	3 15 4	
Harvest	41 8 4	
		229 14 8½
Saddler	4 19 10	
Smith	16 6 11	
Implements and repairs	19 15 5	
		41 2 2
Various :—		
Insurance	2 10 0	
Veterinary surgeon	2 18 6	
Bailiff's harvest	2 10 0	
Various	10 1 3	
		17 19 9
Interest at 4 per cent. on 1,000*l.* borrowed capital	40 0 0	40 0 0
		£1,014 10 0

Receipts.	£ s. d.	£ s. d.
Stock :—		
Cattle	182 15 0	
Sheep	53 4 0	
Pigs	60 12 0	
Fowls	37 17 0	
		334 8 0
Corn :—		
Wheat	93 11 0	
Barley	71 16 0	
Peas	28 0 0	
		193 7
Carting for the estate		4 8 6
Valuation :—		
	£ s. d.	
Sheep	206 2 0	
Pigs	36 19 0	
		243 1 0
48 sacks wheat at 17*s.*	40 16 0	
6 „ tares at 52*s.*	15 12 0	
4 „ oats at 10*s.* 6*d.*	2 2 0	
55 „ „ at 9*s.*	24 15 0	
15 „ peas at 13*s.*	9 15 0	
		93 0 0
		336 1 0
* Balance Dr.		146 5 6
		£1,014 10 0

* No rent paid, and no interest charged on capital. Loss = about 1*l.* an acre.

APPENDIX A 2. (C.)—*continued.*

Michaelmas 1893 to Michaelmas 1894.

EXPENDITURE.	£ s. d.	£ s. d.
Valuation at the beginning of the Year :—		
Sheep	206 2 0	
Pigs	36 19 0	
	243 1 0	
Wheat	40 16 0	
Tares	15 12 0	
Oats	26 17 0	
Peas	9 15 0	
	93 0 0	336 1 0
Tithe	25 2 10	
Rates	8 11 5	
		33 14 3
Sheep	7 2 0	
Pigs	3 0 10	
		10 2 10
Seed oats, barley and seeds bought	45 2 4	
Manures	8 3 9	
Cake	100 6 11	
Other foods	112 0 6	
		265 13 6
Wages	138 16 10½	
Thrashing	3 10 3	
Beer	0 19 4	
Harvest	54 0 0	
		197 6 5½
Smith	3 14 8	
Bricklayer	6 11 0	
Implements and repairs	36 9 11	
		46 15 7
Insurance	2 10 0	
Chemist	1 5 5	
Rats	0 8 6	
Candles	0 4 7	
Stallions' fees	3 0 0	
Rearing fowls	2 1 10	
Various	25 4 1	34 14 5
		£924 8 0½

RECEIPTS.	£ s. d.	£ s. d.
Stock sold :—		
Sheep	206 2 0	
Pigs	142 4 3	
Fowls	9 8 0	
		357 14 3
Corn sold :—		
Wheat	30 6 0	
Barley	38 15 0	
		69 1 0
Carting for estate	4 5 0	
Rates „ „	1 12 2½	
Various	0 4 9	
		6 1 11½
Valuation at end of year :—		
Sheep	241 8 0	
Pigs	3 12 0	
	255 0 0	
28 sacks wheat at 9*s.* 6*d.*	13 6 0	
45 „ barley at 10*s.* 3*d.*	23 1 3	
45 „ oats at 9*s.*	20 5 0	
32 „ beans at 15*s.*	24 0 0	
28 bushels tares at 4*s.* 6*d.*	6 6 0	
	86 18 3	
		341 18 3
* Balance Dr.		149 12 7
		£924 8 0½

* No rent paid, and no interest charged on capital. Loss = about 1*l.* an acre.

APPENDIX A 3.

Expenditure on Estates. [Paragraph 68.]

Appendix A 3. (A.).

Particulars of Estate Expenditure and Outgoings or Deductions from Rental for each Year since 1878.

Particulars of the Estate of Thurlow, Hundon, and Great Wratting, Suffolk.

Period.	1. Cultivated Acreage.		2.	3.	Expenditure or Outgoings.							11.	12.	Permanent Improvements (the Cost of which is not included in any of the preceding Columns).	
					4.	5.	6.	7.	8.	9.	10.			13.	14.
	In Hand.	Let.	Agreed Rental.	Rent actually received, not deducting Income Tax.	Tithe Rentcharge paid by Owner.	Land Tax.	Local Rates, paid by Owner.	Drainage or Embankment Rates, &c. paid by Owner.	Repairs, Fences, and Insurance.	Expenses of Management.	Miscellaneous Outgoings not included in previous Columns (if any).	Total of Columns 4 to 10.	Net Income from Property after Payment of Outgoings.	New Buildings.	Drainage, Allowances for Grass Seeds, and other Improvements.
	Acres.	Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1878	--	4,654	6,116 17 6	6,116 17 6	51 18 8	284 14 9	14 11 5	—	474 13 11	289 15 2	—	1,115 13 11	5,001 3 7	2,949 0 0	138 2 6
1879	—	5,217	7,993 4 9	7,260 11 9	51 18 8	382 0 1	8 8 3	--	2,008 0 8	347 11 8	—	2,797 19 4	4,462 12 5	3,175 18 10	218 13 0
1880	—	5,217	7,897 18 9	7,272 19 5	52 8 0	375 8 4	9 2 9	—	508 9 1	445 9 8	—	1,390 17 10	5,882 1 7	2,795 4 4	199 10 4
1881	295	4,922	7,979 10 0	6,405 3 11	42 3 4	360 2 5	27 13 3	—	369 0 10	221 2 6	10 14 2	1,030 16 6	5,374 7 5	3,066 17 9	316 12 4
1882	1,041	4,176	8,011 18 0	6,362 14 10	54 4 2	348 4 9	60 11 11	—	691 0 1	277 19 7	43 2 11	1,475 3 5	4,887 11 5	4,077 8 11	863 18 9
1883	1,184	4,033	8,071 4 0	6,441 13 6	38 12 2	398 8 0	35 16 8	—	1,408 18 3	336 8 1	18 11 3	2,236 14 5	4,204 19 1	4,778 18 4	1,180 15 4
1884	1,184	4,033	8,093 18 0	5,718 5 2	22 14 4	396 8 7	30 10 8	—	1,045 10 4	469 12 2	28 9 9	1,193 5 10	3,724 19 4	915 6 8	674 16 8
1885	2,069	3,148	7,724 8 6	5,209 1 11	31 19 8	397 14 7	34 15 8	—	777 15 10	509 10 11	63 13 3	1,815 9 11	3,493 12 0	—	499 14 9
1886	2,247	2,970	6,907 5 6	5,132 2 2	32 2 7	392 4 3	32 15 0	—	1,099 3 0	500 15 3	39 14 6	2,096 14 7	3,035 7 7	132 10 6	778 10 10
1887	2,247	2,970	6,918 4 1	5,144 0 9	36 6 7	394 2 8	29 8 8	—	1,026 18 1	567 8 10	57 13 0	2,111 17 10	3,032 2 11	750 0 0	294 12 8
1888	2,247	2,970	6,907 17 7	5,133 14 3	39 18 6	398 4 11	31 5 7	—	1,245 0 8	628 19 7	70 8 10	2,413 18 1	2,719 16 2	172 3 2	73 10 6
1889	2,247	2,970	6,909 2 9	4,982 3 9	37 4 4	398 2 1	33 0 2	—	1,116 2 10	629 2 8	87 7 2	2,300 19 3	2,681 4 6	603 7 0	544 3 5
1890	2,247	2,970	6,776 18 5	3,434 16 3	35 2 0	397 13 6	33 3 0	—	1,584 19 6	670 17 4	109 3 0	2,830 18 4	603 17 11	1,532 16 0	392 14 6
1891	2,301	3,128	6,999 8 6	3,557 12 2	57 15 10	344 7 7	36 1 4	—	1,452 19 7	581 8 3	64 1 3	2,536 13 10	1,020 18 4	314 7 6	160 2 5
1892	2,247	3,391	7,092 6 0	3,677 18 2	61 3 6	364 10 0	33 12 3	—	691 17 3	604 9 2	12 11 7	1,768 3 9	1,909 14 5	934 7 5	58 3 2
1893	2,727	3,116	6,925 6 0	3,023 13 4	64 1 2	397 18 8	28 3 4	—	1,021 9 9	700 12 5	1 6 9	2,213 12 1	810 1 3	—	121 16 8
Totals -	24,283	59,885	117,325 8 4	84,873 8 10	709 13 6	6,029 15 2	478 19 11	—	16,521 19 8	7,781 3 3	606 17 5	31,328 18 11	52,844 9 11	26,198 6 5	6,515 17 10

Appendix A 3. (B.).

Particulars of Expenditure and Outgoings or Deductions from Rental for the Orwell Park Estate.

Periods.	1. Cultivated Acreage. In Hand.	1. Cultivated Acreage. Let.	2. Agreed Rental.	Receipts and Expenditure in certain Periods from 1872 to 1893. 3. Rent actually received, not deducting Income Tax.	4. Tithe Rentcharge paid by Owner.	5. Land Tax.	6. Local Rates paid by Owner.	7. Drainage or Embankment Rates, &c. paid by Owner.	8. Repairs, Fences, and Insurance.	9. Expenses of Management.	10. Miscellaneous Outgoings not included in previous Columns (if any).	11. Total of Columns 4 to 10.	12. Net Income from Property after Payment of Outgoings.	Permanent Improvements (the Cost of which is not included in any of the preceding Columns). 13. New Building.	14. Drainage, Allowances for Grass Seeds, and other Improvements.
	Acres.	Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1872	—	15,002	20,208 6 6	20,148 16 0	22 17 2	380 11 10	—	39 11 9	700 0 0	780 4 0	185 13 0	2,109 3 9	18,039 12 3	—	
1873	—	15,111	20,280 1 11	20,108 9 1	24 9 11	396 10 0	—	34 11 3	800 0 0	734 7 11	233 19 0	2,223 18 1	17,884 11 0	—	
1874	—	15,111	20,275 14 0	20,289 13 11	32 11 11	386 11 2	—	55 8 3	1,500 0 0	731 1 4	1,152 13 7	3,858 6 3	16,431 7 8	—	
1875	—	15,122	20,431 8 6	19,966 15 6	32 13 6	437 12 1	—	45 16 9	1,500 0 0	821 13 3	261 12 8	3,099 8 3	16,867 7 3	—	
1876	—	15,129	20,544 6 0	20,453 5 4	32 10 1	409 5 5	—	62 0 0	500 0 0	799 13 8	315 7 5	2,118 16 7	18,334 8 9	450 0 0	
1877	—	15,287	20,801 4 10	20,758 7 0	32 8 6	385 6 10	—	74 10 0	400 0 0	859 1 2	400 14 10	2,152 1 4	18,606 5 8	—	
1878	—	—	20,750 15 4	20,656 12 10	32 12 10	376 2 2	—	33 1 0	1,000 0 0	822 4 3	115 7 10	2,379 8 1	18,277 4 9	—	
1879	—	15,283	21,627 14 0	21,463 0 11	26 3 1	600 15 1	—	27 13 6	700 0 0	868 4 0	352 10 11	2,575 6 7	18,887 14 4	800 0 0	
1880	—	—	20,707 1 6	20,021 3 9	38 17 7	396 6 1	—	31 12 9	900 0 0	941 13 1	103 2 6	2,411 12 0	17,609 11 9	450 0 0	
1881	—	—	20,622 3 6	20,455 9 10	26 0 0	429 10 7	—	27 19 3	800 0 0	958 8 11	23 11 6	2,265 10 3	18,189 19 7	—	
1882	—	15,249	20,065 11 10	19,541 8 10	25 17 10	409 19 7	—	32 7 0	700 0 0	322 2 4	374 8 9	2,534 15 5	17,006 13 4	750 0 0	
1883	—	15,227	19,954 15 4	20,004 2 1	25 16 2	375 5 7	—	22 19 6	500 0 0	683 10 3	258 2 0	1,865 13 6	18,138 8 7	—	
1884	288	14,939	19,760 14 4	19,251 11 2	29 3 2	266 3 4	—	20 15 6	500 0 0	690 5 11	107 10 6	1,613 18 5	17,637 12 9	450 0 0	
1885	960	14,210	18,906 2 10	17,515 15 0	25 12 6	284 5 11	—	27 12 6	600 0 0	694 14 1	91 2 4	1,723 7 4	15,792 7 8	—	
1886	—	14,226	19,112 2 10	18,181 1 11	24 1 11	219 9 0	—	26 17 9	700 0 0	692 11 2	230 10 5	1,893 10 1	16,287 11 8	—	
1887	1,711	13,475	18,304 10 7	14,694 16 0	22 11 0	213 10 9	—	40 0 6	600 0 0	716 16 1	27 19 0	1,620 17 4	13,073 18 8	900 0 0	
1888	2,833	12,353	16,583 8 4	15,221 13 1	24 3 3	216 6 2	—	44 18 6	500 0 0	819 16 5	149 17 3	1,755 1 7	13,466 11 6	—	
1889	4,074	11,130	15,014 17 0	12,536 6 8	21 15 4	173 15 7	—	27 18 9	700 0 0	796 17 5	213 11 6	1,933 18 7	10,602 8 1	—	
1890	3,628	11,560	13,916 8 8	11,843 2 7	176 3 2	184 17 0	—	47 3 0	500 0 0	793 3 4	203 11 3	1,904 17 5	9,938 4 10	1,360 0 0	
1891	3,735	11,667	14,247 2 2	12,084 17 0	341 17 0	218 8 5	—	33 3 9	1,000 0 0	805 16 2	63 16 3	2,463 1 7	9,621 15 5	300 0 0	
1892	3,619	11,770	14,166 6 3	10,615 7 5	773 2 9	207 4 4	—	42 14 0	1,500 0 0	807 16 7	111 1 6	3,441 19 2	7,173 8 3	6,010 0 0	
1893	3,328	12,061	11,725 10 6	9,747 7 10	1,594 19 3	165 12 8	—	27 15 0	5,701 8 2	799 5 1	38 0 6	8,327 0 8	1,420 7 2	1,500 0 0	
Totals	24,176	263,912	408,006 6 9	385,559 3 9	3,386 7 11	7,033 9 7	—	826 10 3	22,301 8 2	17,609 6 5	5,014 10 6	56,271 12 10	329,287 10 11	12,970 0 0	—

Unable to ascertain.

APPENDIX A 3 (C.).

PARTICULARS of EXPENDITURE and OUTGOINGS or DEDUCTIONS from RENTAL for LORD TOLLEMACHE'S ESTATE, SUFFOLK.

Periods.	1. Cultivated Acreage.		2.	Receipts and Expenditure in certain Periods from 1872 to 1892.								11.	12.	Permanent Improvements (the Cost of which is not included in any of the preceding Columns).		Distribution of Estate in 1894.			
				3.	4.	5.	6.	7.	8.	9.	10.			13.	14.	Number, Size, and Rental of Holdings.			
	In Hand.	Let.	Agreed Rental.	Rent actually received, not deducting Income Tax.	Tithe Rent-charge paid by Owner.	Land Tax.	Local Rates paid by Owner.	Drainage or Embankment Rates, &c. paid by Owner.	Repairs, Fences, and Insurance.	Expenses of Management.	Miscellaneous Outgoings not included in previous Columns (if any).	Total of Columns 4 to 10.	Net Income from Property after Payment of Outgoings.	New Buildings.	Drainage, Allowances for Grass Seeds, and other Improvement.	No. of Holdings.	Size of Holdings.	Acreage.	Rental.
	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.		Acres.	A. R. P.	£ s. d.
1872	739 0 26	6,145 2 2	9,252 13 1	9,850 9 6	82 7 6	453 19 8	206 13 9	—	1,518 9 9	250 0 0	69 14 0	2,581 4 8	7,269 4 10		153 17 11	—	1 to 5	—	—
1873	739 0 26	6,145 2 2	9,347 2 1	9,937 11 1	83 17 11	451 6 6	185 0 1	—	2,331 11 1	250 0 0	70 2 0	3,371 17 7	6,565 13 6		184 7 5	—	5 „ 10	—	—
1874	739 0 26	6,145 2 2	2,386 5 10	9,901 2 9	84 17 2	426 0 0	177 14 0	—	4,090 9 4	250 0 0	71 15 0	5,100 15 7	4,890 7 2		159 15 6	—	10 „ 20	—	—
1875	739 0 26	6,145 2 2	9,433 3 3	10,054 17 10	85 15 1	427 3 10	176 7 10	—	525 12 4	250 0 0	66 18 0	1,531 17 1	8,523 0 9		128 1 0	—	20 „ 50	—	—
1876	739 0 26	6,145 2 2	9,568 13 1	10,161 9 10	84 4 8	425 5 10	198 4 1	—	819 18 8	250 0 0	67 3 6	1,844 16 9	8,316 13 1		139 0 0	5	50 „ 100	345 2 5	293 8 9
1877	739 0 26	6,145 2 2	9,620 3 8	10,730 4 5	84 6 4	429 4 9	160 11 4	—	1,735 10 0	250 0 0	67 2 3	2,726 14 5	7,503 9 9		87 0 0	16	100 „ 300	3,396 2 37	2,225 1 3
1878	739 0 26	6,145 2 2	9,642 11 6	10,237 9 0	82 5 8	427 9 0	147 1 6	—	1,464 10 7	250 0 0	65 9 3	2,436 16 0	7,800 13 0		198 7 0	5	300 „ 500	1,651 3 34	1,139 17 0
1879	739 0 26	6,145 2 2	9,106 5 5	9,400 14 5	84 5 0	427 2 11	131 6 4	—	1,629 2 8	250 0 0	67 1 0	2,588 17 11	6,811 16 6		409 10 0	—	500 and upwards.	—	—
1880	739 0 26	6,145 2 2	8,854 0 9	8,440 14 5	85 3 6	434 13 0	198 15 8	—	1,844 11 1	250 0 0	66 14 6	2,879 17 9	5,560 16 8		913 11 8				
1881	739 0 26	6,145 2 2	7,361 10 8	7,089 9 4	94 10 7	422 8 8	166 2 4	—	2,878 17 0	250 0 0	64 19 4	3,876 17 11	3,212 11 5		530 2 0	26		5,394 0 36	3,658 7 0
1882	739 0 26	6,145 2 2	7,223 8 4	7,392 5 8	91 16 9	429 17 7	176 0 8	—	2,132 14 8	250 0 0	64 10 8	3,145 0 4	4,247 5 4		440 3 10				
1883	739 0 26	6,145 2 2	7,165 9 6	8,135 18 8	98 9 5	425 14 3	181 18 10	—	1,550 19 2	250 0 0	64 16 11	2,571 18 7	5,564 0 1		382 3 9				
1884	739 0 26	6,145 2 2	5,963 0 6	6,635 14 5	96 7 11	431 6 1	173 7 8	—	1,477 3 4	250 0 0	63 17 4	2,492 2 4	4,143 12 1		335 11 3				
1885	739 0 26	5,545 2 30	5,789 18 10	6,007 12 10	94 8 9	400 13 10	196 4 1	—	729 5 4	250 0 0	64 4 6	1,734 16 6	4,272 16 4		313 1 2				
1886	739 0 26	5,545 2 30	5,490 12 3	5,952 6 10	71 4 4	392 9 0	188 11 1	—	636 4 11	250 0 0	65 8 5	1,603 17 9	4,348 9 1		282 10 2				
1887	739 0 26	5,545 2 30	5,497 9 2	5,718 4 2	62 18 10	393 2 5	191 18 3	—	769 8 2	250 0 0	64 16 6	1,732 4 2	3,986 0 0		230 11 2				
1888	739 0 26	5,545 2 30	5,207 4 6	5,986 17 4	66 4 11	391 14 9	192 5 8	—	773 5 6	250 0 0	66 14 10	1,740 5 8	4,246 11 8		276 7 1				
1889	739 0 26	5,545 2 30	5,202 11 4	5,793 19 11	60 19 0	391 12 4	212 15 8	—	512 16 6	250 0 0	64 3 0	1,492 6 6	4,301 13 5		262 1 8				
1890	739 0 26	5,545 2 30	5,129 0 11	5,636 0 6	58 1 10	391 18 10	151 14 4	—	683 0 9	250 0 0	70 12 3	1,605 8 0	4,030 12 6		116 1 7				
1891	739 0 26	5,545 2 30	6,083 8 3	6,517 18 9	752 13 6	396 12 9	152 5 1	—	529 14 3	250 0 0	65 3 6	2,146 9 1	4,871 9 8		110 9				
1892	739 0 26	5,545 2 30	6,171 6 7	5,885 16 4	813 4 8	393 8 6	191 8 1	—	375 4 1	250 0 0	72 18 7	2,046 3 11	3,739 12 5		112 0 7				
Total	15,519 1 26	124,257 0 26	149,495 19 6	16,556 18 0	3,118 3 4	8,763 4 6	3,756 6 4	—	29,008 9 2	5,250 0 0	1,404 5 4	51,250 8 9	113,706 9 3	—	5,764 14 1				

Included under Repairs in Column No. 8.

NOTES.

Column 1.—In hand. This is the area of the park and woods. No other land is in hand or ever has been. The receipts from these sources, without material variation, being about 600*l.* per annum net, and this sum is included in Columns 3 and 12 each year.

On this estate the cottages and allotments are let directly to the occupiers and not with the farms. This explains the difference between the area of Part I., Column 1, and that of Part II., Column 2. Likewise between the rental of Part I., Column 3, and that of Part II., Column 3.

APPENDIX A 4. [Paragraphs 58 to 62.]

REDUCTIONS IN RENT.

APPENDIX A 4. (A.).

REDUCTIONS in RENT from 1877 to 1894 on 22 farms of an Owner, which are situated in four Poor Law Unions.

District.	Acreage.			Rent.	Tithe.	Decrease per cent.
	Arable.	Pasture.	Total.	1877.	1894.	
	Acres.	Acres.	Acres.	£	£	
1. Great Waldingfield.	142	12	154	245	150	38·7
2. „	63	—	63	130	50	61·5
3. „	114	14	128	230	100	56·5
4. „	70	5	75	135	26	84·4
5. Cockfield	204	56	260	294	244	17·0
6. Brettenham	205	26	231	390	200	48·7
7. Hitcham	37	2	39	70	45	35·7
8. Norton	36	14	50	122	50	59·0
9. „	77	50	127	258	150	41·8
10. Thurston	112	14	126	275	150	45·4
11. „	63	13	76	165	100	39·3
12. Whepstead	253	65	318	480	250	47·9
13. „	—	—	116	237	100	57·8
14. „	89	30	119	212	100	52·8
15. Badwell Ash	95	19	114	222	38	82·8
16. „	90	10	100	178	50	71·9
17. Hepworth	188	20	208	363	80*	77·9
18. „	65	12	77	100	40†	60·0
19. Bradfield	60	10	70	125	40	68·0
20. Groton	255	45	300	530	300	43·3
21. „	150	9	159	265	190	28·2
22. Lindsey	95	5	100	145	70	51·7
	—	—	3,010	5,171	2,523	49·8

* Outgoings only paid by tenant.

† Rising to 70*l.* in eight years.

APPENDIX A 4. (B.).

REDUCTIONS in RENT on a PROPERTY in EAST SUFFOLK from 1881 to 1894.

Name of Farm and where situate.	Contents.	Old Rent of 1881.*	New Rent of 1894.	Decrease per cent.
In Marlesford.	A. R. P.	£ s. d.	£ s. d.	
1. Marlesford Hall, park, woods, and 2. Sporting	109 1 8	133 10 0	238 0 0	+ 75·5
3. Hall farm	342 0 3	418 0 0	208 0 0	50·2
4. Common farm	75 2 31	102 0 0	45 0 0	55·8
5. Upper common farm and two cottages.	69 0 19	108 13 0	50 0 0	53·9
6. Milestone Farm	143 1 12	224 0 0	135 0 0	39·7
7. Bridge Farm (in part).	21 3 31	28 0 0	18 0 0	35·7
17. Hill House	1 1 39	40 0 0	40 0 0	—
18. Cottages	3 1 30	81 14 0	84 17 0	+ 3·7
19. Allotments	8 3 9	13 6 6	11 8 8	13·4
In Parham.				
8. Green Farm	30 2 25	52 10 0	30 0 0	42·8
In Great Glemham.				
9. Paul's or Park Farm.	187 3 39	245 0 0	162 15 0	34·6
10. Yeppers Farm	134 2 10	130 0 0	65 0 0	50·0
In Swefling.				
11. Hall Farm	324 3 30	375 0 0	150 0 0	60·0
12. Bloss's Farm	94 3 35	120 0 0	40 0 0	66·6
13. Office Farm	114 1 30	190 0 0	60 0 0	68·4
In Sternfield.				
14. Hall Farm and sporting.	244 3 16	339 0 0	130 0 0	61·6
In Campsey Ashe.		Sporting 3 7 6	Tithe 15 0 0	
15. Jolly Farm	— 106 0 0	103 10 0	50 0 0	39·0
16. Woods n'd	16 2 33	—	—	—
	1,920 3 32	2,574 1 0	1,295 0 8	49·8

* Tenants paying tithe.

APPENDIX A 5. [Paragraph 27.]

PARTICULARS as to RENT, LAND on the OWNERS' HANDS, MANSIONS LET, &c., in certain Unions.

APPENDIX A 5. (A.).

MUTFORD and LOTHINGLAND UNION.

Parish.	Area involuntarily farmed.	Farms Abandoned.		Properties Sold.		Mansion let.	No. of Acres let for under 10s. an Acre
		No.	Acreage.	No.	Acreage.		
	Acres.		Acres.		Acres.		Acres.
Ashby	70	None	—	None	—	None	None
Barnby	None	None	—	None	—	None	None
Belton	None	None	—	None	—	None	*None
Blundeston	None	None	—	1	207	None	None
Bradwell	None	None	—	2	575	None	None
Burgh Castle	None	None	—	9	†868	None	None
Carlton Colville	None	None	—	1	12	None	235
Corton	None	None	—	2	†500	None	None
Flixton	None	None	—	1	135	None	None
Gisleham	None	None	—	3	198	None	None
Gunton	None	None	—	1	‡240	None	None
Herringfleet	None	None	—	None	—	1	90
Hopton	None	None	—	4	‡350	None	None
Kessingland	80	None	—	8	874	None	None
Lound	180	None	—	None	—	None	None
Mutford	120	None	—	1	185	None	None
Oulton	None	None	—	7	430	None	None
Pakefield	None	None	—	8	160	None	None
Rushmere	None	None	—	None	—	None	None
Somerleyton	None	None	—	None	§773	None	None
Total	450	None	—	48	5,507	1	325

* This includes Lound and Ashby.
† These were not in consequence of agricultural depression.
‡ These properties have mostly been sold by the mortgagees at less than half their original value.
§ Except some worthless heath land.

Appendix A 5. (B.).

Cosford Union.

Particulars as to Rent, Land on Owners' Hands, Abandoned Farms, Mansions Let, &c.

Parish.	1. Area of Land farmed involuntarily by Landowners.	2. No. of Farms totally abandoned and their Acreage.		3. No. of Properties sold since 1880 and total Acreage.		4. No. of Acres not worth more than 1s. an Acre tithe free as rent.	5. No. of Landowners whose Mansions are let to Strangers.	Remarks.
		No.	Acreage.	No.	Acreage.			
	A. R. P.		A. R. P.		A. R. P.			
Aldham	760 0 0	—	—	—	—	—	—	
Bildeston	171 0 0	—	—	2	56 0 0	—	1	With reference to question (3) R. D. C. reports that 630 acres have fallen into the hands of the mortgagees.
Boxford	—	—	—	2	385 0 0	—	—	
Brent Eleigh	550 0 0	1	223 0 0	—	—	—	—	
Brettenham	700 0 0	1	61 0 0	—	—	—	1	
Chelsworth	—	—	—	1	72 0 0	—	—	
Cockfield	640 0 0	2	99 0 0	—	—	200	—	No mansions in parish.
Edwardston	90 0 0	—	—	—	—	—	—	
Elmsett	—	—	—	3	140 0 0	—	—	
Groton	220 0 0	—	—	—	—	—	1	
Hadleigh	1,000 0 0	—	—	4	200 0 0	—	—	No large landowners or mansions in this parish.
Hadleigh Hamlet	140 0 0	—	—	1	20 0 0	—	—	
Hitcham	898 0 0	—	—	—	—	—	—	
Kersey	100 0 0	—	—	—	—	—	—	
Kettlebaston	175 0 0	—	—	2	172 0 0	—	—	
Lavenham	1,240 0 0	—	—	3	400 0 0	—	—	
Layham	40 1 12	—	—	6	819 1 38	—	1	R. D. C. reports that there are 1,379a. 2r. 1p. farmed by 15 owners, but whether involuntarily or not he cannot say.
Lindsey	—	—	—	—	—	110	—	No mansions in parish.
Milden	310 0 0	—	—	—	—	1,325	—	R. D. C., with reference to question 4, reports that every acre comes under this heading.
Monks Eleigh	595 0 0	—	—	4	580 0 0	—	—	
Naughton	110 0 0	—	—	2	140 0 0	—	—	
Nedging	—	—	—	2	201 0 0	—	—	
Polstead	470 0 0	—	—	—	—	300	—	With reference to question 1, R. D. C. reports that there are "more to follow" next Michaelmas.
Preston	500 0 0	1	35 0 0	2	320 0 0	200	—	With reference to question 3, R. D. C. reports that the two farms have been taken possession of by the mortgagees, there being no sale for same.
Semer	—	—	—	2	290 0 0	—	—	
Thorpe Morieux	190 0 0	—	—	—	—	276	—	R. D. C. reports, with reference to question 5, that there are two good farmhouses let to stewards.
Wainsham	35 1 28	—	—	3	58 2 8	—	—	
Whatfield	—	—	—	1	38 0 0	—	—	
Totals	8,934 3 0	5	418 0 0	40	3,892 0 6	2,411	4	

Appendix A 5. (C.).

Sudbury Union.

Particulars as to Rent, Land on Owners' Hands, Land out of Cultivation, Mansions Let, &c.

Name of Parish.	Total Acreage.	Quantity of Land involuntarily farmed by Landowner.	Quantity of Land out of Cultivation.	Quantity of Land not worth more than 10*s.* an Acre, Tithe free, as annual Rent.	Squire's House unoccupied or let to a Stranger.	Quantity of Land sold since 1880.	Remarks.
	Acres.	Acres.	Acres.			Acres.	
1. Alpheton	1,202	191	—	1,202 Said only to be worth 9*s.* an acre.	None.	69 58 sold by mortgagees who lost 600*l.* by forcing sale.	Out of 1,202 acres only 136 acres are farmed by residents in parish, including 39 acres of allotments and cottage gardens.
2. Assington	2,969	900 (a little over)	100	None at present, but majority of tenants have given notice for reduction.	Let to a stranger.	None.	The squire lives in one of his farmhouses.
3. Boxted	1,582	440	None.	1,582	Not let.	None.	
4. Bures St. Mary	4,135	100	None.	1,000	None.	100	
5 Cavendish	3,345	929	None.	1,000	Cavendish Hall, let to a stranger; Blackland Hall, not let.	619	The land returned as only worth 10*s.* an acre is from my personal knowledge, having lived there two years. Lord Howe has two farms on hand, one of which is worth nothing.—W.H.P.
6. Chilton	1,011	100 (about)	None.	100	None.	None.	
7. Cornard, Great	1,550	296	17	1,550	None.	360	
8. Cornard, Little	1,672	300	None.	300	None.	300	
9. Glemsford	2,181	400 (about)	None.	597	None.	—	
10. Hartest	1,968	None.	None.	None.	None.	228	
11. Hawkedon	1,461	880	80	1,161	Uninhabited.	236	
12. Lawshall	2,930	81	None.	80	None.	24	
13. Melford	5,185	600 (about)	None. Probably about 300 at Michaelmas.	1,419	Kentwell Hall, let to a stranger; Melford Hall, not let.	None.	About 500 acres let at 8*s.* an acre, tithe free.
14. Nayland-with-Wissington	2,489	Wissington 350 (about)	—	Wissington None.	—	—	
15. Newton	2,159	20	None.	2,159	None.	110 50 acres in 1892 sold at 9*l.* an acre; valuation given on same land in 1872 sold for 60*l.* an acre.	
16. Shimpling	2,699	620	None.	2,699	Unoccupied.	Estimated at 200.	670 acres let at 8*s.* an acre, tithe free.
17. Stanstead	1,162	335	None.	420	None.	None.	
18. Stoke-by-Nayland	5,331	1,500	None.	—	Not let.	—	
19. Somerton	1,015	530	None.	1,015	Not let.	None.	
20. Waldingfield, Great	2,195	None.	82	2,195	Let to a local manufacturer.	120 (about) Averaging 12*l.* an acre, same land in 1868 fetched 55*l.* an acre.	No land farmed by owner, but in several cases most of the rent foregone to induce tenants to remain.
21. Waldingfield, Little	1,579	None.	70 300 more at Michaelmas.	1,579	Unoccupied six months in year.	400 Sold by mortgagees.	Landlords will have to farm it all or let land out of cultivation, unless price of corn alters.
	49,820	—	349	19,098	—	3,366	

APPENDIX A 6. [Paragraphs 50 and 51.]

Fall in Prices.

Appendix A 6. (A.).

The Value of an Acre of Wheat and Barley from 1883 to 1893 on Mr. Arthur Goldsmith's Farm (550 acres), Sapiston.

(These totals include all tail corn.)

Year.	Wheat.				Barley.			
	Total Amount made.		Value per Acre.		Total Amount made.		Value per Acre.	
	£ s. d.		£ s. d.		£ s. d.		£ s. d.	
1883	942 5 2		8 17	9¼	1,107 2 5		9 7	7¾
1884	569 13 1		7 1	0	854 15 0		7 11	3½
1885	486 7 5		8 2	1¼	1,043 18 9		8 0	6¾
1886	480 5 3		7 10	1	895 11 9		7 4	2
1887	591 7 6		6 14	4¾	859 5 3		6 16	4¾
1888	714 0 10		6 5	3	746 12 6		6 15	9
1889	535 4 8		6 5	11	925 11 6		7 2	4¾
1890	634 3 1		7 10	11¾	1,124 13 0		7 18	4¾
1891	728 0 9		9 9	1	692 11 9		6 3	8
1892	472 6 6		4 16	4½	609 4 1		6 4	4
1893	189 0 3		3 5	2	457 13 6		3 19	7
1894*	—		4 7	0	—		4 1	0

Appendix A 6. (B.)

The Value of an Acre of Wheat and Barley at the Rendlesham Farm and the Eyke Farm.

Year.	Wheat.			Barley.			Wheat.			Barley.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
1874	8	13	1½	8	10	8¾	6	0	1	8	3	1
1875	7	7	5¾	6	8	11¾	6	3	11	7	1	7½
1876	8	4	9¼	9	5	4½	7	7	10¼	5	17	6¾
1877	9	6	5¼	5	17	7	6	18	8¾	6	0	2¼
1878	7	18	8¼	6	14	9½	8	3	6½	5	9	4½
1879	8	3	5	7	5	1½	7	17	4	6	7	10¾
1880	6	16	10½	8	9	8½	6	16	1¾	8	19	3¾
1881	6	18	5	6	8	9	6	0	2½	6	3	9
1882	8	10	8½	6	19	8¾	8	11	8½	7	0	10¼
1883	7	13	11¾	7	14	0¾	6	9	6¼	8	7	8¼
1884	8	6	3	6	13	11	6	17	7½	4	19	4¾
1885	5	4	11¼	6	12	6¼	5	14	1¾	5	4	1½
1886	7	14	4½	6	16	9¾	6	2	1¾	4	13	6¾
1887	6	11	4	4	17	2½	5	11	7½	5	0	0½
1888	4	15	10½	6	0	0	5	10	6¾	4	11	3½
1889	6	5	5	7	4	6	5	4	8½	5	13	10¼
1890	7	16	1¼	6	8	8¼	7	6	10½	6	4	3½
1891	8	1	0¾	8	4	11¼	6	18	6½	7	11	4¾
1892	3	18	8¼	7	14	5	4	0	1	5	12	7
1893	4	3	5	6	4	1	3	14	4	4	14	3¾
1894*	3	12	6	4	11	0	3	10	0	4	0	0

* These figures are based on prices obtained up to April 1, 1895.

APPENDIX A. 7. [Paragraphs 100, 102 and 103.]

Labour.

Appendix A 7. (A.)

Number of Farmers, Labourers, &c. in the County of Suffolk in 1871, 1881, and 1891.

Class	1871.	1881.	1891.
Suffolk.			
Farmer, grazier	4,654	4,026	3,724
Farmer's son, brother, grandson, nephew	1,301	1,164	1,042
Farm bailiff	746	934	908
Agricultural labourer	38,856	35,515	*33,643
Farm servant (indoor)	233		*552
Shepherd	733	769	774
Nurseryman, seedsman, florist, gardener†	2,195	2,581	3,049
Horsekeeper‡	—	—	—
Agricultural machine proprietor, attendant	92	224	235
Drover	91	71	90
Gamekeeper	457	512	648
Total	49,358	45,796	*44,113 *552

* In the Census of 1891 persons who were in the Census Returns of 1871 and 1881 classed under "agricultural labourer, farm servant, and cottager" were given under two heads, viz., "agricultural labourer, farm servant" and "horsekeeper, horseman, teamster, and carter." The *italic* figures in the 1891 column show the number of the latter and the Roman figures the number of the former class.

† In the Census Returns of 1871 and 1881 gardeners were shown partly in the domestic class and partly in the agricultural class, but in the Returns for 1891 they were all included in the agricultural class. The figures in the above table for 1871 and 1881 include both classes.

‡ The persons classed under "groom, horsekeeper, horsebreaker" in the Census Returns of 1871 and 1881 are included with "coachman, "cabman, groom, &c." in the Returns for 1891, and have therefore not been given in the above table.

In 1891 only persons of and above 10 years of age are included in the occupation Returns of England and Wales, and the same is believed to be the case in the Returns for Scotland.

In the Census Returns for Scotland for 1881 and 1891 farmers' sons under 15 years of age were included with children or scholars, and in order that the numbers in the above tables may be comparative, only farmers' sons of and above 15 are included in the 1881 figures.

Appendix A 7. (B.)

Current Rate of Weekly Wages paid to ordinary Labourers during certain Years on Mr. Fergusson's Farm, near Thetford.

Years.	Weekly Wages of Ordinary Labourers. May.		Weekly Wages of Ordinary Labourers. November.		Total Labour Bill. Farm 822 acres Arable. 996 „ Meadow, Heath, and Plantation. 1,818 acres.		
	s.	d.	s.	d.	£	s.	d.
1869	9	6	9	6	944	5	6
1870	10	0	10	0	978	19	11
1871	10	6	11	0	948	18	10
1872	13	0	13	0	1,107	14	9
1873	14	0	14	0	1,072	17	3
1874	14	6	13	0	1,088	17	8
1875	13	0	13	0	1,069	5	7
1876	13	0	13	0	1,063	13	5
1877	13	6	14	0	1,126	6	2
1878	13	6	13	0	1,163	18	8
1879	12	0	12	0	1,094	2	5
1880	12	0	12	0	1,089	6	10
1881	11	0	12	0	1,082	16	2
1882	12	0	12	0	1,086	6	7
1883	12	0	12	0	1,100	2	10
1884	12	0	11	0	1,149	11	10
1885	11	0	11	0	1,148	13	4
1886	10	0	10	0	966	12	3
1887	10	0	10	0	965	18	9
1888	10	0	10	0	972	11	2
1889	10	0	10	0	1,017	9	9
1890	11	0	11	0	1,005	7	2
1891	12	0	12	0	1,012	5	7
1892	12	0	11	0	1,020	19	0
1893	11	0	11	0	846	13	1*
1894	11	0	10	0	922	19	9

* Lower in consequence of the dry season.

Note.—These men have in addition free cottages and gardens, coals carted, harvest money, and piece-work.

Appendix A 7. (C.)

Mr. Walton Burrell's Farms, Fornham St. Martin, Bury St. Edmunds, Suffolk.

Years.	Weekly Wages of ordinary Labourers.	Total Labour Bill. Farm 550 acres Arable, 125 „ Waste and Pasture. 675 acres.	Total Labour Bill. Farm 400 acres Arable. 162 „ Waste and Pasture 562 acres.
	s. d.	£ s. d.	£ s. d.
From October 11, 1874, to October 11, 1875	13 0	1,190 8 0	—
„ „ 1875, „ „ 1876	13 0	1,314 4 9	—
„ „ 1876, „ „ 1877	13 0	1,358 10 0	—
„ „ 1877, „ „ 1878	13 0	1,293 4 0	—
„ „ 1878, „ „ 1879	12 0	1,294 1 0	—
„ „ 1879, „ „ 1880	12 0	1,395 3 0	824 18 0
„ „ 1880, „ „ 1881	12 0	1,222 3 0	756 5 0
„ „ 1881, „ „ 1882	12 0	1,268 0 0	771 16 0
„ „ 1882, „ „ 1883	12 0	1,322 3 0	736 14 0
„ „ 1883, „ „ 1884	11 0	1,375 6 0	806 11 0
„ „ 1884, „ „ 1885	11 0	1,220 9 0	785 18 0
„ „ 1885, „ „ 1886	11 0	1,171 15 0	667 9 0
„ „ 1886, „ „ 1887	11 0	1,201 10 0	720 8 0
„ „ 1887, „ „ 1888	11 0	1,082 7 0	649 13 0
„ „ 1888, „ „ 1889	12 0	1,192 12 0	760 11 0
„ „ 1889, „ „ 1890	12 0	1,204 13 0	778 9 0
„ „ 1890, „ „ 1891	12 0	1,320 17 4	674 4 0
„ „ 1891, „ „ 1892	12 0	1,186 4 1	732 8 0

Note.—These men have, in addition, harvest money, piece-work, rough firing, and potato ground.

Appendix A 7. (D.).

Weekly Wages paid to ordinary Labourers by Mr. Burrell at Westly, Suffolk, from 1852–72.

Year.	Rate of Wages.	Year.	Rate of Wages.
	s.		s.
1852–53	8	1863–64	10
1853–54	9	1864–65	10
1854–55	12	1865–66	10
1855–56	12	1866–67	10
1856–57	12	1867–68	11
1857–58	11	1868–69	12
1858–59	10	1869–70	10
1859–60	10	1870–71	10
1860–61	10	1871–72	10
1861–62	11	1872–73	12
1862–63	11		

APPENDIX A 8. [Paragraphs 97 and 98.]

Rates.

Appendix A 8. (A.).

Expenditure and Receipts in the Poor Law Unions of Suffolk, 1882–3 and 1892–3.

Union.	Lady Day 1882–3.						Lady Day 1892–3.					
	Rateable Value, Lady Day 1882.	Total Receipts.	Treasury Sub-ventions.	Total Expen-diture.	Rate of Expen-diture in the £.	Rate of Poor Rate in the £.	Rateable Value, Lady Day 1892.	Total Receipts.	Treasury Sub-ventions.	Total Expen-diture.	Rate of Expen-diture in the £.	Rate of Poor Rate in the £.
	£	£	£	£	s. d.	s. d.	£	£	£	£	s. d.	s. d.
Risbridge	85,933	9,663	—	10,987	2 6·7	2 2·7	68,658	11,570	1,439	10,861	3 2·0	2 10·6
Sudbury	144,632	17,141	931	16,511	2 3·4	2 2·1	124,394	16,055	2,334	15,535	2 6·0	2 1·5
Cosford	100,597	8,514	571	8,254	1 7·7	1 6·4	76,145	8,882	1,511	8,179	2 1·8	1 9·8
Thingoe	114,387	7,335	540	10,273	1 9·6	1 1·8	90,766	8,873	1,775	8,344	1 10·1	1 5·9
Bury St. Edmunds	54,312	6,560	319	6,459	2 4·5	2 3·1	56,837	6,855	1,102	6,997	2 5·5	1 10·0
Mildenhall	55,789	7,390	194	7,080	2 6·5	2 6·3	46,229	4,866	725	4,851	2 1·2	1 8·9
Stow	98,318	9,110	599	9,109	1 10·2	1 7·2	94,167	9,767	1,873	8,962	1 10·8	1 6·6
Hartismere	92,946	8,624	664	9,240	1 11·9	1 7·3	77,981	9,848	2,192	8,784	2 3·0	1 10·5
Hoxne	80,497	8,303	406	7,733	1 11·1	1 11·0	68,612	7,018	1,437	6,696	1 11·4	1 7·1
Bosmere and Claydon.	95,912	7,019	500	6,674	1 4·7	1 3·8	81,072	8,515	1,716	8,021	1 11·7	1 7·2
Samford	81,760	5,467	278	5,135	1 3·1	1 2·8	68,056	7,201	1,421	6,235	1 10·0	1 7·8
Ipswich	185,082	26,167	1,416	26,671	2 10·6	2 5·9	218,853	26,277	5,028	25,749	2 4·2	1 10·4
Woodbridge	123,980	11,042	737	10,873	1 9·0	1 6·7	142,599	14,452	2,667	13,211	1 10·2	1 7·2
Plomesgate	113,171	8,971	565	8,703	1 6·5	1 4·9	104,782	11,904	2,214	10,173	1 11·3	1 9·2
Blything	147,835	10,668	687	11,694	1 7·0	1 3·8	124,827	13,727	2,207	13,713	2 2·4	1 10·0
Wangford	72,353	9,377	415	9,371	2 7·1	2 4·9	69,594	10,591	1,728	10,362	2 11·7	2 5·5
Mutford and Lothingland.	157,514	12,791	717½	12,557	1 7·1	1 6·1	145,808	15,386	2,500	15,361	2 1·3	1 9·0

Appendix A 8. (B.).

Rates paid on a Farm of 590 acres in East Suffolk.

Year.	Poor's Rate.	Highway Rate.	School Rate.	Church Rate.	Total Rates.	Value of Corn Produced.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£
1861	31 13 9	—	—	7 16 4	39 10 1	2,890
1862	31 16 0	15 18 0	—	10 8 7	58 2 7	2,294
1863	47 11 4	—	—	20 17 2	68 8 6	2,727
1864	87 3 6	17 9 6	—	8 17 6	113 10 6	2,300
Average	49 11 0	8 7 0	—	12 0 0	69 18 0	2,552
1870	56 5 0	—	—	—	56 5 0	2,500
1871	75 0 0	9 7 6	—	—	84 7 6	3,810
1872	37 10 0	—	9 13 2	—	47 3 2	3,520
1873	77 0 0	19 5 0	6 8 4	—	102 13 4	3,700
1874	67 7 6	—	6 12 2	—	73 19 8	3,525
Average	62 12 6	5 14 0	7 11 0	—	72 18 0	3,411
1880	39 3 6	10 1 6	4 16 3	—	54 1 3	2,940
1881	43 2 6	10 2 3	9 12 6	—	67 17 3	2,690
1882	42 6 3	7 13 9	4 16 3	—	54 16 3	2,785
1883	41 0 0	16 6 0	3 17 0	—	61 3 0	2,516
1884	30 15 0	8 1 10	8 1 10	—	46 18 8	2,374
Average	40 5 6	10 9 0	6 4 9	—	56 19 3	2,661
1890	34 7 6	20 12 6	3 8 9	—	58 8 9	1,870
1891	29 15 10	18 6 8	9 3 4	—	57 5 10	2,190
1892	42 3 7	7 3 9	5 14 7	—	55 1 11	1,685
1893	39 19 2	9 3 4	4 11 8	—	53 14 2	1,110
1894	32 1 8	13 15 0	13 15 0	—	59 11 8	1,210
Average	35 13 6	13 16 0	7 6 6	—	56 16 0	1,613

Appendix A 8. (C.).

Assessment of Land in the Blything Union (45 Parishes) in 1873 and 1894.

Parishes.	1873. Gross Assessment.	1873. Value per Acre.	1894. Gross Assessment.	1894. Value per Acre.	Reduction per Acre.	Per cent. of Reduction.
	£	s. d.	£	s. d.	s. d.	
Aldringham	957	17 2	759	13 4	3 10	22
Benacre	1,729	16 6	1,138	10 10	5 8	34
Blyford	1,076	23 6	740	17 6	6 0	26
Brampton	2,526	28 6	1,459	16 0	12 6	44
Bramfield	3,221	27 2	1,674	15 0	12 2	45
Chediston	3,274	30 0	1,986	17 10	12 2	40
Cookley	2,175	26 6	1,087	13 6	13 0	48
Covehithe	830	12 2	483	8 4½	3 9½	31
Cratfield	2,701	29 9	1,690	19 5½	10 3½	35
Darsham	2,635	29 0	1,467	15 6	13 6	46
Dunwich	600	13 6	355	8 5	5 1	40
Easton Bavents	150	12 0	129	10 4	2 4	20
Frostenden	1,651	29 2	882	16 9	12 5	42
Henham	4,482	29 8½	2,586	17 1½	12 7	42
Henstead	1,837	22 2	882	12 0	10 2	46
Heveningham	1,860	26 3	965	13 0½	13 2½	50
Holton	1,481	34 10	757	17 6	17 4	50
Huntingfield	2,569	25 5	1,451	14 3	11 2	44
Kelsale	4,482	29 8½	2,586	17 1½	12 7	42
Knodishall	2,083	25 3	1,240	15 9	9 6	38
Leiston	5,129	22 8	2,724	12 1½	10 6½	46
Linstead Magna	1,826	28 11	1,004	16 0	12 11	44
Linstead Parva	649	30 1	420	15 9½	14 3½	47
Middleton	2,635	29 0	1,467	15 6	13 6	46
Peasenhall	2,489	28	1,367	16 9	11 9	41
Reydon	3,162	24 9	1,831	14 11	9 10	40
Rumburgh	2,159	29 6	1,124	17 6	12 0	40
Sibton	3,339	25 9	1,675	13 9	12 0	46
Sotherton	1,372	26 2	786	15 10½	10 3½	39
South Cove	1,174	20 10	610	10 11	9 11	47
Spexhall	1,807	22 2	1,170	14 4	7 10	35
Stoven	920	25 0	576	15 0	10 0	40
Theberton	2,150	24 6	1,294	15 0	9 6	38
Thorington	1,489	25 1	972	16 9	8 4	33
Ubbeston	1,564	22 0	922	16 0	6 0	27
Uggeshall	2,002	24 6	1,161	17 0	7 6	30
Walberswick	1,683	20 7	1,089	10 3	10 4	50
Walpole	2,331	30 3	1,145	14 11	15 4	50
Wangford	1,037	30 1½	534	15 9½	14 4	47
Wenhaston	2,589	27 8	1,577	19 1	8 7	30
Westhall	3,081	29 3	1,684	16 0	13 3	45
Westleton	4,262	15 0	2,630	9 6	5 6	36
Wissett	2,800	27 11	1,456	15 3	12 8	45
Wrentham	2,376	24 7	1,317	13 0½	11 6½	47
Yoxford	3,238	27 4	1,752	14 10	12 6	45
Totals	99,582	—	56,603	—	—	43·1
Averages	—	25 1	—	14 8	10 5	1·5

Note.—These figures only refer to occupations of 20 acres and upwards.

APPENDIX A 9. [Paragraphs 11, 12 and 13.]

Agricultural Return.

Appendix A 9. (A.)

Acreage of Crops in the County of Suffolk in 1874 and 1894.

Crops.	1874.	1894.	Increase or Decrease per cent.
Total acreage under all kinds of crops—bare fallow or grass	762,340	769,765	+ 0·97
Corn crops :			
Wheat	160,022	106,020	− 33·75
Barley or bere	140,158	146,392	+ 4·45
Oats	12,490	35,209	+ 181·90
Rye	5,513	6,354	+ 15·25
Beans	43,107	31,284	− 27·43
Peas	26,066	26,781	+ 2·74
Total of corn crops	387,356	352,040	− 9·12
Green crops :			
Potatoes	1,946	2,283	+ 17·32
Turnips and swedes	60,767	56,138	− 7·62
Mangold	33,643	33,595	− 0·14
Carrots	652	—	—
Cabbage, kohl rabi, and rape	2,839	4,569	+ 60·94
Vetches, lucern, and other green crops, except clover or grass	22,730	10,403 / 6,780	− 24·40
Total of green crops	122,577	113,768	− 7·19
Clover, Sainfoin, and grasses under rotation :			
For hay	49,662	61,613	+ 24·06
Not for hay	33,433	28,947	− 13·42
Total	83,095	90,560	+ 8·98
Permanent pasture or grass, not broken up in rotation :			
For hay	36,772	73,755	+ 100·57
Not for hay	106,834	111,421	+ 4·29
Total	143,606	185,176	+ 28·95
Flax	804	56	− 93·03
Hops	97	17	− 82·48
Bare fallow, or uncropped arable land	24,805	27,437	+ 10·61

APPENDIX A 9. (B.)

NUMBER of HORSES, CATTLE, SHEEP, and PIGS in the COUNTY of SUFFOLK in 1874 and 1894.

Class.	1874.	1894.	Increase or Decrease per cent.
Horses:			
Used solely for agricultural purposes	31,981	31,956	− 0·08
Unbroken horses and breeding mares	9,212	10,941	+ 18·77
Total	41,193	42,897	+ 4·14
Cattle:			
Cows and heifers in milk or in calf	20,212	22,923	+ 13·41
Other cattle, of 2 years and above	21,971	13,635	− 37·94
Under 2 years	28,711	26,214	− 8·70
Total	70,894	62,772	− 11·46
Sheep:			
Of all ages	505,543	403,302	− 20·20
Pigs:			
Of all ages	122,900	134,848	+ 9·72

APPENDIX A 10. [Paragraph 81.]

RAINFALL from 1880 to 1894.

Registered by W. PAGE T. PHILLIPS, The Cedars, Melton, Woodbridge.

Month.	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.	1894.
January	·30	·94	1·54	1·87	1·80	2·41	2·70	2·45	1·90	·93	2·09	2·86	1·22	2·71	2·19
February	1·70	1·91	·85	2·52	·94	2·35	·28	·54	1·82	2·20	1·10	0	2·50	2·74	1·40
March	·46	2·33	1·35	1·42	1·24	·99	1·24	1·68	3·54	1·29	2·45	1·70	1·50	·30	1·01
April	1·65	1·01	3·68	·78	1·93	1·65	1·50	1·34	1·85	1·86	1·39	·86	2·14	·5	2·48
May	·44	·88	1·43	1·72	·30	2·92	2·08	1·78	·95	3·11	1·68	2·19	·93	2·15	2·28
June	2·26	2·18	2·09	1·69	1·31	1·02	·32	·49	1·62	2·79	2·31	1·06	4·56	·50	2·50
July	3·17	1·46	2·40	2·59	2·00	·65	3·48	1·53	5·27	3·08	4·15	3·53	1·42	3·53	3·80
August	1·90	1·88	1·41	·69	1·36	1·18	1·51	1·15	1·61	3·20	2·08	3·40	4·60	1·75	2·77
September	2·82	3·03	3·21	2·46	4·60	5·64	1·16	2·35	2·03	2·05	1·41	·64	1·86	1·09	1·26
October	3·55	3·23	5·33	2·31	2·39	5·08	3·10	2·61	·89	4·61	1·30	4·69	7·32	2·19	1·62
November	3·65	1·72	2·99	3·16	·80	2·57	2·90	3·38	3·95	1·36	3·53	1·85	2·13	3·57	2·54
December	2·40	2·37	3·46	1·87	2·51	1·06	4·19	1·45	·95	1·30	·97	3·21	1·58	1·70	2·10
1st quarter	2·46	5·18	3·74	5·81	3·98	5·75	4·22	4·67	7·26	4·42	5·64	4·56	5·22	5·75	4·60
2nd quarter	4·35	4·07	7·20	4·19	3·54	5·59	3·90	3·61	4·42	7·76	5·38	4·11	7·63	2·70	7·26
3rd quarter	7·89	6·37	7·02	5·74	7·96	7·47	6·15	5·03	8·91	8·33	7·64	7·57	7·88	6·37	7·85
4th quarter	9·58	7·32	11·78	7·34	5·70	8·71	10·19	7·44	5·79	7·27	5·80	9·75	11·03	7·46	6·26
Total for year	24·28	22·94	29·74	23·08	21·18	27·52	24·46	20·75	26·38	27·78	24·46	25·99	31·76	22·28	25·95

APPENDIX B.

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APPENDIX B.

Appendix B 1. [Paragraphs 47, 48 and 49.]

Evidence of Agricultural Depression.

Name.	District.	Evidence.
Mr. Walker (valuer and clerk to Woodbridge Board of Guardians).	Woodbridge	The rent of heavy lands has gone down 60 per cent. since 1873. And on light land 45 per cent.; this applies to farms over 120 acres. There is a good deal of competition for farms up to 100 acres. This is because a man who has capital enough to take a large farm now prefers to put his money into something else.
Mr. Alfred Smith, farmer.	Rendlesham	Less stock have been kept round this district. In the neighbourhood there are about 5,000 acres on the owner's hands, and about 2,000 acres let to tenants merely for the sake of the shooting. And is the only consideration which finds tenants for this land. I have not the slightest doubt that the majority of farmers have been drawing on capital for the last 10 years. An average farmer cannot live on his farm at present prices and pay rent. No land in the county of Suffolk to-day is worth any rental save the very best, situated near a town or railway. In the last seven years I have let over 200 acres go uncultivated, and just take what little sheep feed it produces. Others have done the same to a considerable extent in this neighbourhood, but if live sheep come from Argentine, and brewers use nothing but foreign barley, the end must come very soon. On the ordinary farms in the county there is less manure, less labour, less energy, less perseverance.
Mr. J. C. Dawson, farmer.	Nacton	All the bad land has got to go out of cultivation. We must reduce the cost of production. I don't think there are so many cattle and sheep kept as there were. Less draining has been done since the depression, as landlords have not had the money to pay for pipes, or tenants the money to pay for labour. More land is on the owner's hands than there was. Farmers have not only got no capital but can get no credit. Some years ago a man could take a farm with half the capital he can now, as formerly he could borrow most of it.
Mr. W. Biddell (owner and occupier).	Lavenham	There are a good many areas of rent. They specially accumulated last year. A number more farms will soon be thrown on the owner's hands. Many of the reductions are taking place on modern rents. The majority of the farmers are losing money. Plenty of properties have been sold for what the buildings have cost to erect.
Meeting	Lavenham	Generally speaking the land in the district has deteriorated from having less money spent upon it. Fewer breeding ewes have been kept in the district. The ordinary farmers are keeping fewer bullocks, especially the smaller ones. The small farmers are buying a worse quality of bullock, and some are letting their feed to dealers because they have no money to buy. Farmers are now selling off an enormous amount of hay and straw, which is sent away by train. Some years ago this was almost unknown. Not half a sufficient quantity of manure is brought back to compensate for this.
Meeting—*cont.*	Lavenham—*cont.*	The last 10 years there is hardly a farmer here who is bringing up his sons to the business, because they have not the capital to do so. Though no farms are actually derelict in the district, certain portions of farms have been allowed to seed themselves down, and this keeps on increasing. In Preston parish there are 500 acres of land on which it is not worth while to pay rates and taxes. In the last few years less building has been done, especially on estates of about 2,000 acres. And drainage of land has also been much neglected in the last 10 years.
Mr. Payne (chairman of the Risbridge Board of Guardians) (farmer, 1,800 acres).	Whixoe	Except in certain instances the land has deteriorated in this district. This I attribute wholly to the want of capital, and hence economy on labour and manure. Fewer cattle and sheep are kept, especially on the smaller farms. Rent and good land here have dropped 50 per cent. Reductions average from 50 to 75 per cent. For a series of years farmers of heavy land have been losing money. Selling hay and straw off creasing in the district.
Mr. Dawson (farmer, 1,016 acres).	Nacton	If present prices continue, the heavy and light lands are bound to go out of cultivation.
Mr. Stanford (auctioneer, valuer, and agent).	Halesworth	The land has most certainly deteriorated in this district, and less labour has been employed upon it. A good deal of land attached to farms which are let is practically abandoned, being just allowed to seed itself down. The productive power of land has decreased, partly owing to bad seasons and partly owing to under-farming. The produce of my barley crops on my farm was often over seven quarters to an acre up till 1884. I have farmed this farm well up sinc eand have never exceeded five and a half quarters to the acre. Farmers are living in a very different style to what they were. They are not putting their sons into farming, because they can't afford it. Bankers have pulled farmers up considerably. Less has been spent on buildings now. Fewer stock are being kept. My sales of stock have decreased. Some farmers take in other people's stock.
Henry Howard (farmer, 90 acres).	Stradbroke	I am sure that 19 out of every 20 farmers are losing money. Farmers here can't afford to farm the land as well as they did.
Mr. Turner (farmer, 130 acres) (owner and occupier).	Cratfield	If present prices continue the poorer heavy lands must go out of cultivation. We must reduce the cost of our cultivation. Since Michaelmas I have employed two men instead of four, and four horses instead of six. Three-quarters of the farmers here are losing money, and have been doing so for some years. We must grow corn for our own consumption, and leave off growing it to sell. I am going to use the wheat I grow in the future for boiling it for my animals. The only thing to do now is to go in for stock and save the labour bill.

Name.	District.	Evidence.
Mr. C. M. Smith (farmer,500acres).	Wangford -	The majority of farmers have been losing money for nine years. The poor land has all gone back very much in the last 10 years. The heavy land does not now pay for labour. You must clean it as best you can, put some seeds in, and let it remain. Some land is allowed to lay itself down to grass. If prices don't improve we shall very soon have a lot of derelict farms. Auctioneers and dealers are now putting stock on the farms.
Mr. Girling (vice-chairman of the Blything Board of Guardians) (farmer and income tax commissioner).	Halesworth -	A number more farmers have appealed to the Income Tax Commissioners during the last two years, and most give sufficiently good accounts to pass.
Deputation from Blything Board of Guardians.	Halesworth -	If prices remain as they are, the inferior land will all go out of cultivation within four or five years. The majority of farmers have not had a balance on the right side for the last four or five years.
Mr. Garrould (farmer, 450 acres) (owner and occupier).	Spexhall -	Decidedly the majority of farmers have been losing money for the last five years.
Mr. George Newson	Halesworth -	I have farmed 100 acres of my own, strong heavy land, for six years, and I had quite enough capital; but I have lost 1*l.* an acre on it every year during that period.
Mr. James Deck (farmer,500acres).	Halesworth -	If present prices continue all heavy land must go out of cultivation. For five or six years the majority of farmers have been losing money every year. It is not a question of rent at all. My farm was cheaper in 1872 at 2*l.* an acre than now at nothing.
Mr. Snell (owner and occupier).	Nettlestead Hall, Ipswich.	You can buy produce in the market cheaper than you can grow. If we can't grow corn we must lay down the land to grass, which means doing without labour and the men must leave the country district. We must also sell our horses. But the nation cannot afford to do this, for it is shutting up what has been a mint to them; and it also means that the ranks of the unemployed in the towns will be greatly swelled. I am an owner as well as an occupier, and I am worse off as an owner.
Mr. Herman Biddell (owner, occupier, and agent).	Playford -	Nothing can keep heavy land in cultivation in Suffolk unless we have higher prices. To do this a tax would have to be put on flour and barley. Why should we put a tax on tea, which we don't produce, and let in barley free to make intoxicating liquor? We are gradually getting denuded of labour. What we shall have look to are men with large families who are unable to move for that reason into the town. I can't tell where the money will come from to pay the labourers this summer. I think we shall see distress among the labourers. I am convinced that the greater part of the labourers' wages have been paid out of capital. I am of opinion that most farmers who have not had private means or money from friends have gone.
A tithe collector - - -		I find it nearly impossible to collect tithes. I know of a landlord who owes over 400*l.* which has been accumulating for five years. I have collected tithes for 40 years, and I find it harder to get tithes out of the landlords than out of the tenants.
Mr. Tillit (income tax commissioner).	Eye - -	There have been a very great number of appeals under Schedule B., and most of them have been successful. Farmers have been losing money for some years.
Mr. Chambers (farmer).	Ling - -	I hire my present farm of 200 acres for nothing, which my father took in 1864 and paid 520*l.* a year rent; but my father made it pay better at that rent than I do. Farmers have not now got the capital to take advantage of a good season when it comes.
Mr. Long (farmer) - - -		My father bought 400 acres in 1870 at 12,000*l.*, and could have got 14,000*l.* for it a year later. Since then we have spent 2,000*l.* on buildings and cottages. Now the whole property is not worth more than 4,000*l.*
Mr. Alfred Preston (auctioneer).	Worlingworth	A lot of rent has been written off and there are not many arrears now. There are no buyers of land at all.
Mr. B. Cooper (land agent).	Bury St. Edmunds.	A farm let recently near Depden at 4*s.* 3*d.* per acre formely let for 16*s.*, this being cold heavy land, while better land let at 16*s.* formerly let at 30*s.* All rents have come down at least 50 per cent. Between Bury St. Edmunds and Grafton there is not a single estate, except the Duke of Grafton's, which has not changed hands during the last 40 years. The land in the county generally has gone back 50 per cent. in condition since the depression began, owing to non-employment of labour on account of economy, and the impossibility of getting boys; to some extent to less manure being used; but all the same a good deal of artificial is used. In some cases where land has been on the owner's hands some time the owner says, "let just "to cover the expenses, but let "it if you possibly can." I have recently let a farm of 440 acres and the owner's net return is 4*d.* an acre. At the early part of the depression the landowner spent more on new buildings to induce tenants to come, but in the last few years they have not been able to spend so much money. On a number of properties now the landowners are bound to let cottages with the farms though they don't like it. The farmers want them in order to have more control over their men, and they won't hire a farm now if they are at the labourers' mercy. An enormous number of changes in tenancies have taken place since the depression. There is not half the number of sheep kept now on the light lands, but they have not recovered from the losses by fluke in 1879. Nowadays there is seldom the chance of a son succeeding his father in the farm if the property has to be divided.
Mr. Edward Peck (farmer, 870 acres).	Eye - -	I believe the majority of farmers have been farming at a loss for the last 10 years. I have done so for 13 years and can show the accounts. It is not a question of rent at all. We could not make it pay anyhow. The poorer lands must all go out of cultivation at present prices. I show a loss last year of 500*l.* without considering depreciation of 300*l.* in my valuation. A great many changes of tenants have taken place during the last 10 years.
Mr. Tillit (farmer)	Mellis -	Rents have been 0 per cent. since 1879. A farm near Horne, fairly good land, was let for nothing for a year from last Michaelmas year, then 1*s.* an acre for one year, and to be increased 1*s.* an acre every year for five years.
Mr. Youngman (yeoman farmer).	- - -	A tenant is much better off than a yeoman farmer; it is very hard after a man has sunk a lot of money on building that a mortgagee can foreclose and take them as well as the land on which he only advanced the money.
Meeting - -	Wickhambrook.	The good and moderate land has been kept up fairly well. The heavy land has gone back and there is not so much draining on it. A lot of land is unlet but not so much as there was a few years ago. Some farms are farmed by non-resident tenants. Letting value of the best land to a good tenant, is 10*s.* an acre, tithe free, and there is a good deal let at 5*s.* and 2*s.* 6*d.* an acre.

Name.	District.	Evidence.
Meeting—*cont.*	Wickham-brook.	A farmer present paid, in 1880, 33*s.* 6*d.* an acre for 117 acres and tithe in addition; he now pays 2*s.* an acre and no tithe. Rents all through have been reduced quite 50 to 60 per cent. There is not so much done in the way of repairs and buildings since 1880. You can't get the agents near the premises. Also there is not so much drainage being done. There is not so much artificial manure used. There are certainly fewer sheep and cattle kept in the district than formerly. In the great majority of cases last year farmers did not make their rent. The landlords are really suffering worse than the tenants.
The late Mr. H. Spurling (auctioneer, land agent, and tenant farmer).	Ipswich	I am laying land down to grass and lessening my labour bill. It means dislodging 50 per cent. of the labourers from the land; if barley goes down in price nothing can save the corn industry in England.
Mr. Burch (farmer).	Winston	Within three miles of my house in 10 years there have been 10 failures and three suicides.
The Meeting	Nettlestead Hall.	The bulk of land in West Suffolk is not worth more than 10*l.* to 12*l.* an acre. A great deal of straw is now being sold off the land.
Mr. A. Harwood (owner and occupier).	Belstead Park, Ipswich.	The difference in the price of produce sold off my farm now amounts to more than all the rent I paid 10 years ago. Generally speaking my good land is as productive as it was, and thus the depression must be due to fall in prices.
Mr. Clarke (farmer, 468 acres).	Shotleigh	The majority of farmers can't find money to meet their expenses.
Mr. Slater (farmer, 250 acres).	Clare	If land was let free we could not grow wheat and barley at a profit at present prices.
Mr. Hitchcock (farmer, 300 acres).	Stowmarket	The landlords are going abroad or to London, and the villages have to do without their money that they usually spent there. I also collect tithes and taxes, and I never had just difficulty to get taxes as before this year.

Appendix B 2. [Paragraph 58.]

Reductions in Rent.

Name.	District.	Evidence.
The West Suffolk Committee.	West Suffolk	30 to 80 per cent.
Mr. Snell (owner and occupier).	Nettlestead Hall.	My landlord has reduced all I asked, and I would rather give up the farm than ask for more.
The late Mr. H. Spurling (auctioneer, land agent, and tenant farmer).	Ipswich	We have had our farm for 100 years. My landlord has met me so honourably that I will never ask him for another shilling, and if any further reduction is needed I must give notice.
Mr. Burch (farmer)	Winston	The rental of the heavy land in my district has decreased quite 75 per cent. in 20 years. I know of a farm, formerly let at 34*s.* an acre, tenant paying tithe, on which a man brought up a large family, now let at 7*s.* an acre, tithe free.
Mr. Lingwood (farmer).	East Suffolk	It is generally the view of tenants that landlords have treated them generously. Many tenants care for the welfare of their landlords as much as for their own.
Mr. Keith (farmer, 1,100 acres).	Trimley	The landlords assist the tenants as much as they could expect.
Mr. Alfred Preston (auctioneer).	Worlingworth	Three-fourths of the landlords have met the tenants splendidly. The old tenants are the cheapest to the landlords; they have been brought up in the old buildings, and don't want new ones, like the fresh tenants.
Mr. Walker (valuer and clerk to guardians, Woodbridge).	Woodbridge	All farmers consider that landlords have met them in a noble manner. But reduction of rent has very little to do with the remedies for the agricultural depression.
Meeting	Woodbridge	Reduction in rent averages 60 per cent. in the district. Bad land in some cases is let free, and does not pay then.
Mr. Stanford (auctioneer, valuer, and agent).	Halesworth	Rents have decreased from 50 to 75 per cent.
Mr. C. M. Smith (farmer, 500 acres).	Wangford	In this immediate district, which is a fairly good one, rents have come down 60 per cent., but in worse districts up to 80 or 100 per cent.
Mr. James Deck (farmer, 500 acres).	Halesworth	Round here the landlords have behaved very well, and in many cases are worse off than the tenants, as they can't get away from their land.
Meeting	Eye	Fall in rent has been 60 per cent. since 1879.
Mr. Carter (farmer, 114 acres).	Stowmarket	Rents have dropped fully 50 per cent. round Stowmarket since 1879.
Mr. Gitus (farmer)	Mildenhall	Rents round Mildenhall have generally dropped 50 per cent. since 1879.

Appendix B 3. [Paragraph 72.]

Depreciation in Value of Land.

Situation.	Size of Farm.	Description.	Former Price.	Present Price.
Near Clare	Acres. 250	A good farm, moderate buildings, land tax redeemed. Tithe free. Two miles from good railway station.	Valued at 50*l.* an acre in 1870.	Sold in 1893 at 4*l.* an acre, including 150*l.* of timber.
Near Norton	6¾	Very good land and some good pasture. Good buildings. Tithe free.	Sold in 1880 for 600*l.*	Sold in 1893 for 200*l.*
West Suffolk	200	Very good land. 2,000*l.* spent on buildings, 1874–78.	Bought in 1874 for 8,000*l.*	Sold in 1893 for 8*l.* an acre.

Situation.	Size of Farm.	Description.	Former Price.	Present Price.
	Acres.			
West Suffolk - -	480	Heavy land - - - -	Bought in 1878, 13,000*l.* -	Offered for sale, 1893, at 4,000*l.* No offer.
„ „ - -	217	Good land - - -	1863, bought for 12,000*l.*	Offered in 1893 for 5,000*l.*
„ „ - -	4,800	A good property - - -	1872, worth 250,000*l.* -	A purchaser bid 114,000*l.* in 1889, and bought for 81,000*l.* in 1893.
North Suffolk -	400	Good land and buildings -	Bought for 12,000*l.* in 1870 and 2,000*l.* spent on it.	1894 valued at 4,000*l.*
„ „ - -	241	Let up to 1880 at 400*l.* and tithe. Farm in good condition. Subsequently reduced to 250*l.*	——	Landlord sold the farm in 1893 for 75*s.* an acre.
South-east Suffolk -	800	Fairly good light land. Good buildings.	Bought for 17,500*l.* in 1873 and mortgaged for 14,000*l.*	Valued for purchase in 1889 at 10,000*l.*, and in 1894 at 8,000*l.*
„ „ -	1,000	Good light land. Good buildings	Bought for 19,500*l.* in 1869.	Valued in 1889 at 12,500*l.*, valued at 8,000*l.* in 1894.
„ „ -	85	Heavy land. Good buildings -	1885, offered for sale and withdrawn at 1,850*l.*	Sold in 1886 for 1,475*l.*
„ „ -	95	Very heavy land. Buildings good	Valued for mortgage in 1875, and 2,500*l.* was advanced on it.	Sold in 1890 for 1,000*l.*
Near Lavenham -	108	Heavy land - - -	Sold for 4,350*l.* about 1872.	Sold by auction in 1893 for 450*l.*
North-east Suffolk -	240	A very fair useful farm with fair buildings.	Sold at auction in 1880 for 4,800*l.*, rented to a good tenant for 350*l.*, and subsequently reduced to 200*l.* Brother of owner then took farm and at last no rent was paid.	Sold by auction in 1893 for 900*l.*
South-west Suffolk -	187	Very nice land, mixed soil. One-fourth pasture. Excellent buildings.	Sold for 6,500*l.* in 1869. First mortgage, 4,000*l.*; second mortgage, 3,000*l.*	A well-known valuer advised the Court of Chancery to accept 2,000*l.* in 1894 on behalf of the first mortgagee.
——	240	The land was described by a leading estate agent as the best land in the county. It is beautiful sheep land and four miles from a market town. 65 acres are pasture, well watered, and very productive. Two sets of good buildings and cottages. Three-fourths of the land tax redeemed.	Bought by auction in 1873 for 13,000*l.*, there being plenty of competition. Then mortgaged for 9,000*l.* to first mortgagee, and subsequently a second and third mortgage put on it.	Sold in 1893 by trustees of first mortgagee for 1,800*l.*
——	110	Good heavy land. Large old house. Two sets of premises and two cottages.	Sold in 1874 for 4,250*l.*, mortgaged for 3,000*l.*	Mortgagee sold by auction in 1893 for 450*l.*
——	97	A very good farm, conveniently situated. Buildings fair. 25 acres of pasture.	Bought in 1878 for 4,250*l.*, and then let for 10 years at 200*l.*, tenant paying tithe of 23*l.*	Has since been let for 90*l.*, landlord paying tithe, but is now vacant, and the owner will take 1,000*l.* for the freehold.
Stonham -	83	A farm adjoining Lord Tollemache's estate.	Bought in 1874 for 3,350*l.*	Sold in the autumn of 1894 for 610*l.*, or a loss of 81·7 per cent. Afterwards bought by Lord Tollemache for 750*l.*
Near Halesworth -	60	Mixed and heavy soil. Buildings moderate. Mortgaged for 2,400*l.*	Price in 1876, 4,300*l.* -	Price in 1894, 735*l.*
„ „ -	240	Heavy land. Bad buildings -	Price in 1876, 8,500*l.* -	Price in 1893, 900*l.*
The Mutford and Lothingland Union.	200	——	Price in 1878, 10,500*l.* -	Price in 1897, 4,500*l.*

Appendix B 4. [Paragraphs 76, 78.]

Effects of the Agricultural Depression on Large and Small Farms.

Name.	District.	Evidence.
Mr. Symonds (agent, auctioneer, and farmer).	Burgate, Diss	The small men are doing no better than the big ones. A few small men hold their own if they have some grown-up sons who will work from early morn till late at night for their food and their clothes.
Mr. B. Cooper (land agent).	Bury St. Edmunds.	No doubt a man can afford to let big occupations cheaper than small ones, expense of splitting up big farms would now be too much. If you divide the large light land farms you will have great difficulty in getting water for the flock.
Mr. Alfred Preston (auctioneer).	Worlingworth	The depression has proved that small holdings from 10 to 50 acres and landlord farming have proved a total failure. Landlord farming is going out.
Mr. Wrinch (farmer).	Shotley -	The small men have been squeezed out here since 1879. They have gone through the bad prices. They could not make enough to keep themselves.
Meeting - - -	Wickham-brook.	Some farmers have economised in labour, particularly the smaller men, as they have no capital. Certainly the larger farmers have suffered less than the smaller ones. More small farmers have given up than big ones. It is cheaper to farm wholesale than retail. The small farms are not in such good condition as the large ones, as they are keeping less stock.
Mr. Wallanger (farmer, 18½ acres).	Wickham-brook.	I have been here 14 years, and was a working man before. I used to pay 40*l.*, and now 15*l.* I and my son of 16 work the land. If I went out now I should be a poorer man by 150*l.* than when I came in. I am behindhand now and can't get straight. If I had 12*s.* a week, one son 6*s.*, the other 3*s.*, we should be better off. There is no chance for men on small holdings now. The rent is reasonable and I work when other people are in bed. I have no restrictions and can farm as I like.
Mr. Gittus (farmer)	Mildenhall -	The small farms in the fens vary from 20 to 100 acres, the rents generally from 10*s.* to 15*s.* an acre, but the best land, let for market gardening, lets from 1*l.* to 2*l.* an acre, which formerly let from 4*l.* to 5*l.* an acre. They often have insufficient capital, and have to borrow implements from the big farmers. They are very industrious and work from 4 or 5 a.m. to 8 or 9 p.m.
A farmer (1,500 acres).	Samford Union	All round Shotleigh and also round Ipswich the small men have been squeezed out. I took two of these farms and the land was much let down.
Mr. Payne (1,800 acres) (chairman of the Risbridge Board of Guardians).	Whixoe -	Fewer cattle and sheep are kept in the district, especially on the smaller farms.
Meeting - -	Lavenham -	The small men have been ruined sooner than the large ones, many of these small men have been labourers or small tradesmen.
Mr. Stanford (auctioneer, valuer, and agent).	Halesworth -	The small working farmers work from 5 a.m. to 8.30 p.m., and also their wives work very hard. The daughters go off to shops. A season like last one beats small men with no capital.
Mr. Turner (farmer, 130 acres), (owner and occupier).	Cratfield -	A lot of small farmers can't farm now for want of capital.
Mr. C. M. Smith (farmer, 500 acres).	Wangford -	Less stock is kept here by the smaller men, and also by some of the large ones who have lost money.
Mr. Chandler (farmer, 600 acres).	Sproughton -	I do not believe in small farms as a solution in England. Englishmen, owing to their ideas, are not suited for small farms. I mean those from 10 to 50 acres. I have seen very many total failures and few successes.
A farmer (170 acres, Lord de Saumarez's estate).	Bosmere and Claydon Union.	The farms that have felt the depression least have been those where the farmers worked very hard, and lived harder, and those where the farmers were large ones, and in a better position to make a bargain with their landlords.
Mr. J. C. Dawson (farmer, 1,016 acres, Lord de Saumarez's and Capt. Pretyman's estates).	Nacton, near Ipswich.	I should say the large stock farms have felt the depression least.
Mr. W. Chandler (farmer, 600 acres, Major Philipps' estate	Sproughton, Samford Union.	I believe the small farms suffer the most, and are the most depreciated.
Mr. W. F. Keeble (farmer, 520 acres, R. Kerrison, Esq.'s estate).	Tattingstone, Samford Union.	The large farms, 400 acres and upwards, have felt the depression least.
Mr. C. A. Creasy (farmer, 500 acres, Capt. Pretyman's estate).	Walton, Woodbridge Union.	I think the farms with most pasture land where stock has been kept have not felt the depression so much as corn growers, irrespective of size.
Mr. Fuller Guy, (farmer, 284 acres, Lord Manners' estate).	St. James Bury, Bury St. Edmunds.	Large farms have felt the depression least, because the occupier has been better able to adapt himself to circumstances than the small men. Where large occupations have been exchanged for smaller ones it indicates only loss of the capital necessary for a large farm.
Mr. George Blencowe (auctioneer and agent).	Bury St. Edmunds.	Farms of about 50 or 60 acres are easiest to let, and more in demand because larger farmers have had to come down to them. If large farms were now to be divided up, and buildings put up, the rest would be so great that rents would have to pay the interest on the outlay, leaving nothing for the value of the land.

Appendix B 5. [Paragraphs 24 to 29.]

Contracts between Landlords and Tenants.

Name.	District.	Evidence.
Mr. Clarke (farmer, 468 acres).	Shotley -	We have practically a free hand in farming for sale or growth. We have shaken ourselves clear of restrictions.
Mr. Herman Biddell (owner, auctioneer, and farmer).	Playford -	If anyone wants a land court in this country it is the landlords, for the tenants can make their own bargain.
Mr. Wrinch (farmer, 1,500 acres).	Shotley -	The question of security of tenure does not arise, we have all we want in that respect. As long as we pay our rents we can stop for ever. There is no end of bosh talked about that. If we can't make our own bargains we won't ask anybody else to help us to do so. We have freedom of cultivation as to sale and growth of crops.
Hon. L. Johnstone (agent to Mr. Berner's estate).	Wolverstone -	The tenants have freedom of cultivation both as to sale and growth of crops. They have no agreements at all, and farm according to the custom of the country.
Meeting - -	Wickham-brook.	The sitting tenant has now a much better chance than he had 12 years ago. Then there were 12 or 14 men after a farm before a man's body was cold. Now there is no competition. Some sitting tenants are paying higher rent than new men. The yearly tenants farm more cautiously than those under leases because they do not feel so secure. A two years' notice on either side is the best contract.

Name.	District.	Evidence.
Meeting—*cont.*	Wickham-brook.	There is no bother about restrictions at all. Men do as they like now, both as to the sale and growth of crops.
Mr. Nunn (farmer).	Bury St. Edmunds.	There is not sufficient security for a good man. If a man farms badly he is as safe as a house. What we want are long leases with the option of a break. If a landlord and tenant want to alter the rent, let a valuer be called in to decide it. If a man pays his rent he should stay. If a man farms badly the landlord should claim dilapidations at the end of the tenancy, I don't think landlords claim sufficient for dilapidations. I think that landlords and tenants should settle the rent between themselves at the commencement of the tenancy.
Mr. Symonds (agent, auctioneer, and farmer).	Mellis -	We have quite as much freedom of cultivation in this county as we ought to have. We practically do what we like. I have a 21 years' lease, and have been handsomely met. As to fixity of tenure, I have got it. But yearly tenants have quite as much.
Deputation from Blything Board of Guardians.	Halesworth -	Practically there are no restrictions.
Mr. Trotter (agent to the Earl of Stradbroke).	Henham, Wangford.	Farmers have quite a free hand as to sale and growth of crops.
Mr. Alfred Harwood (owner and farmer).	Belstead Hall, Ipswich.	There is certainly not general grievance about restrictions. A new tenant and a landlord now deal for a farm on strictly a commercial basis. It is now a free bargain and the landlord has no more advantage in dealing than the tenant.
Mr. Snell (owner and tenant farmer).	Nettlestead Hall, Ipswich.	The tenant has as a good a chance as anyone, as he can get what terms he likes from his landlord.
Mr. Rodwell (land agent).	Bury St. Edmunds.	The tenants can now make the best bargain out and out.
Mr. B. Cooper (land agent).	„ -	Leases are in a great minority, though some are granted still. The best lease is four years' notice either side. Men will not be hampered by restrictions now. But they must leave the land when they leave on the four-course shift the last year, and not break up old pasture. Many farmers have sold off hay and straw and nothing has been said. I think farmers should farm as they like, provided they leave the land as they found it. The best security to give a tenant is a four years' lease, renewable every two years, this prevents little quarrels being made too much of, they are forgotten in four years. It would be a fearful bad thing for farmers if the law of distress were abolished, for the landlords then would not dare give the tenants credit, but now the landlord gives the tenant the utmost latitude.
Mr. Tillit (farmer)	Mellis -	There are absolutely no restrictions as to growth and sale of crop in the district. Everyone farms as they like.
Mr. Alfred Preston (auctioneer).	Worlingworth	A farmer can now drive his own bargain, formerly a man's pedigree, politics, and character had to be right. The apron-string farmers have gone.
Mr. Alfred Preston (auctioneer)—*cont.*	Worlingworth	You can grow and sow what you like now, and this has been so for 10 years. Cross cropping is no good to a man unless he has the capital to buy manure, or else it will beat him.
Mr. Carter (farmer, 114 acres).	Stowmarket -	There is practically freedom of cultivation now everywhere.
Mr. Gittus (farmer)	Mildenhall -	My father and I have been here 50 years on a two years' agreement, this is the best sort of agreement a man can have, it gives a tenant fair security, and enables the landlord to get rid of a bad tenant.
Meeting - -	Lavenham -	There are no restrictions in the district. Farmers have perfect freedom. As to fixity of tenure, we are all too much fixed already.
Mr. Blencowe (agent and auctioneer).	Bury St. Edmunds.	Since the bad times restrictions as to sale and growth of crops are ignored, though agreements usually contain clauses that the tenant must leave the land on the four-course shift and must not sell more than a limited amount of hay, straw, and roots for which he must bring back an equivalent in feeding stuffs or artificial manure.
Mr. Alfred Smith -	Rendlesham -	I can grow and sell what I like, and so can anyone on the big estates. There is ample security for any tenant on a big estate. I would rather be a tenant under Lord Rendlesham and Lord Bristol than be owner of land. I have all the liberty and security I want.
Mr. Payne (chairman of the Risbridge Board of Guardians), (farmer, 1,800 acres).	Whixoe -	People can have farms at their own price and on their own terms.
Mr. Stamford (auctioneer, valuer, and agent).	Halesworth -	A tenant won't sign an agreement with restrictions now.
Mr. C. M. Smith (farmer, 500 acres).	Wangford -	People farm as they like now, and treat covenants as all bosh.
Mr. Girling (vice-chairman of the Blything Board of Guardians) (farmer and income tax commissioner).	Halesworth -	There are no restrictions now. We have security of tenure enough, we want no more. We can secure what we want from the landlord, the people we want security from are the law-makers, they are our greatest enemies.
A farmer (170 acres, Lord de Saumarez's estate).	Bosmore and Claydon Union.	There are no restrictions as regards sale and growth of crops.
Mr. J. C. Dawson (farmer, 1,016 acres, Lord de Saumarez and Capt. Pretyman's estates).	Nacton - -	There are no particular restrictions as to cropping. I consume all produce, hay, straw, and roots, and always have done.
Mr. W. Chandler (farmer, 600 acres, Major Philipps' estate).	Sproughton -	I have no restrictions whatever.
Mr. Fred Miller (farmer, 210 acres, J. Rebou, Esq.'s estate).	Otley Hall, Woodbridge.	I have no restrictions.
Mr. C. A. Creasey (farmer, 500 acres, Capt. Pretyman's estate).	Walton -	As to growth of crops we are not tied too much now. No straw, hay, or roots allowed to be sold, which is a considerable disadvantage.
Mr. Fuller Guy (farmer, 224 acres, Lord Manners' estate).	St. James' Bury, Bury St. Edmunds.	There are no restrictions except that by the custom of the country on leaving the farm. I should be liable to claims for cross cropping, and should have to prove that I had not injured the land thereby.

Appendix B 6. [Paragraphs 30–44.]

The Agricultural Holdings Act.

Name.	District.	Evidence.
Mr. Wrinch (farmer, 1,500 acres).	Shottley	We can't improve on the custom of the country. We don't want any Amended Agricultural Holdings Act. We prefer to be left alone without law.
Mr. Goldsmith (farmer, 550 acres).	Sapiston	I think the allowances we get under our custom are fair and reasonable. If you farm to rob the farm you rob yourself. There is no use farming low at the end of a tenancy, though perhaps a little labour could be knocked off.
Meeting	Wickham-brook.	It is the best policy for a man to farm well, whether he is on a lease or a yearly tenancy. We should leave land as we take it. If better, we should be paid for it, if worse, we should pay. Every field in a farm should have its condition noted when a man enters. Corn consumed on the premises should be compensated for if proper proof is forthcoming. Some of the allowances under the Agricultural Holdings Act are too high, and it comes too hard on the incoming tenant. We have nothing to complain of about dilapidations. We know no landlord here who has claimed for dilapidations either to the buildings or to the soil. The law of distress as it now exists is fair both to landlord and tenant.
Mr. Nunn (farmer)	Bury St. Edmunds.	Corn consumed on the premises should be compensated for.
Mr. Symonds (agent, auctioneer, and farmer).	Mellis	I think outgoing tenants generally get all they ought to out of the soil when they leave. I don't think it is a good thing to have valuations too high, as it prevents many farmers coming in.
Mr. B. Cooper (land agent).	Bury St. Edmunds.	The valuations are too high for incoming tenants. We pay rent and rates on fallows and for all hay and manure. In Norfolk you don't pay for tillage, but only for the value of the crop. I do not think a man should pay for tillages, which are often badly done, and for four or five ploughings for the crop may have no results. If only the crop was paid for, the outgoing tenant would have a much greater interest in producing a good crop. In the great majority of cases, landlords and tenants agree to put aside the Agricultural Holdings Act. As a rule the two contracting parties can make better and more agreeable terms for themselves than any Act can. If possible it would be a very good thing to punish a man pecunarily who depreciates the value of the land. There are a lot of men who go about milking farms. No feeling about dilapidations here. Landlords and tenants pull well together about this.
Mr. Tillit (farmer)	Mellis	We never touch the Agricultural Holdings Act on account of the dilapidations. Under the custom the outgoing tenants are more favoured than the incoming tenants. The valuation comes to 50*s.* an acre.
Mr. Alfred Preston (auctioneer).	Worlingworth	The Norfolk custom is better than the Suffolk.
Mr. Carter (farmer, 114 acres).	Stowmarket	There ought to be some compensation given for the condition of the land.
Mr. Blencowe (auctioneer and agent).	Bury St. Edmunds.	Under the custom the landlord cannot get much for the land being out of condition, not as much as if he made a set off under the Act.
Mr. Stanford (auctioneer, valuer, and agent).	Halesworth	I never had to do with a case where the Agricultural Holdings Act was put into operation. Our custom is better than any Act, the procedure is simple, and the expense less. The better a man farms up to the end of his tenancy, the more he gets.
Mr. Rock (farmer, 700 acres).	Hinton	The Suffolk custom is out and out better than the Devonshire one for farmers.
Mr. Trotter (agent to the Earl of Stradbroke).	Henham Hall, Wangford.	Generally speaking the farmers are quite satisfied with the custom of the country. I much prefer the Norfolk custom to the Suffolk custom, as I think it fairer to pay for the crop and not for the tillages.
Mr. Walker (valuer and clerk to Woodbridge Board of Guardians).	Woodbridge	I only acted twice under the Agricultural Holdings Act; if we can bury it we do; the custom of the country is far better than the Act. Neither landlord or tenant will adopt it if possible; the custom is better than any amendment of the Act that I can suggest. I think that farmers take out of the soil under the custom what they put in.
Mr. Alfred Smith (farmer).	Rendlesham	As far as I am concerned I am perfectly satisfied with allowances under the custom.
Mr. Forrest (a Scotch farmer, 330 acres).		It is easier to take a farm in Suffolk than in Lanarkshire.
Mr. Payne (chairman of the Risbridge Board of Guardians), (farmer, 1,800 acres).	Whixoe	The Agricultural Holdings Act does not give a good man sufficient compensation to farm well up to the end of his tenancy. I am not in favour for giving compensation for the improved condition of a farm. Compensation should be given for corn consumed on the premises, and a higher scale for feeding stuffs, *i.e.*, a small allowance for the second year, instead of only an allowance for one year.
A farmer (170 acres, Lord de Saumarez's estate).	Bosmere and Claydon Unions.	I have the usual Suffolk covenants with my landlord as to compensation for dilapidations, &c.; he contracts out of the Agricultural Holdings Act. The Act is seldom put into practice; there are so many "saving clauses" in it, and it opens the door to so much litigation that the remedy is worse than the disease. Consequently farmers always whip their land if likely to leave. A bad system.
Mr. J. C. Dawson (farmer, 1,016 acres, Lord de Saumarez's and Capt. Pretyman's estates).	Nacton, near Ipswich.	I have no agreement with my landlord at present; he keeps up the repairs. As to compensation for unexhausted improvements, in chalking and limeing land the cost is spread over four years. The Agricultural Holdings Act is occasionally put into operation.
Mr. W. Chandler (farmer, 600 acres, Major Philipp's estate).	Sproughton, Samford Union.	At the end of tenancy buildings and gates must be left in tenantable repair. Landlord finds rough materials and tenant labour. We have the usual Suffolk covenants, which I think quite sufficient. The Agricultural Holdings Act is very seldom used. I do not think it much use, as the landlord's written consent must be obtained for every improvement to make it available to the outgoing tenant.
Mr. W. F. Keeble (farmer, 520 acres, R. Kerrison, Esq.'s, estate).	Tattingstone, Samford Union.	I have to leave everything in good repair. The Agricultural Holdings Act is adopted, but has never been put in force to my knowledge; it is practically useless or worse to the tenant. A good farmer does not get sufficient compensation under the Suffolk custom.
Mr. A. J. Boldero (owns farm of 382 acres).	Rattlesden, Stow Union.	I am not aware that the Agricultural Holdings Act has even been put into operation.
Mr. C. A. Creasy (farmer, 500 acres, Capt. Pretyman's estate).	Walton, Woodbridge Union.	I have strict repairing leases, and no agreement as to compensations. The Agricultural Holdings Act is treated with contempt. Tenants should have power to erect buildings or other permanent improvements, and remove them or get compensation at end of lease; also full compensation for feeding stuffs and manure bought the last two years.
Mr. A. Goldsmith (farmer, 550 acres, the Duke of Grafton's estate).	Sapiston, Thetford.	The Agricultural Holdings Act is not often put into operation. Under it the landlord nearly always gets the best of it. If fences, watercourses, gates, &c. are neglected, landlord does them, and charges tenant.

Name.	Address.	Evidence.
Mr. G. Fuller Guy (farmer, 224 acres, Lord Manner's estate).	St. James' Bury, Bury St. Edmunds Union.	The landlord allows a reasonable sum for repairs, which are executed at once under the supervision of the tenant. The Agricultural Holdings Act is seldom or never put in operation. The Act is useless.
G. H. Hervey, Esq. (agent to the Marquis of Bristol, 15,000 acres).	Ickworth, Bury St. Edmunds, Thingoe Union.	The estate agreement regulates all questions of compensation for dilapidations or improvements. The landlord does all permanent improvements. I have had the management of close on 50,000 acres of land in the last 30 years, and am glad to say I have never been under a landlord where the Agricultural Holdings Act was required. There are no restrictions where land is properly farmed.
Lieut.-Col. Pocklington (landowner, 650 acres).	Chelsworth, Bilderton, Cosford Union.	No dilapidations have been charged for as a rule. The Agricultural Holdings Act is not known anything about in these parts.
J. K. Brooke, Esq. (landowner, 1,500 acres).	Sibton Park, Blything Union.	No compensation for dilapidations is ever claimed. It would be useless. Very heavy loss is always sustained by the landlord on a change of tenancy. The custom of the country is adopted as regards unexhausted improvements. I never knew but one tenant who undertook permanent improvements, and he was repaid in full after 20 years' enjoyment of them. The only agreement I have is the customary valuation. I think the Agricultural Holdings Act is quite superfluous. No attention is paid to it here.
Hon. Louis Johnstone (agent to C. H. Berners, Esq., 6,000 acres).	Woolverstone, Ipswich.	We have the custom of the county on this estate. No use is made of the Agricultural Holdings Act.
Col. Barnadiston (landowner, 3,000 acres).	The Ryes, Sudbury.	I do all permanent improvements except labour of draining. I find tiles. The tenant is allowed according to the custom of the country, if he leaves before the period is out.
Mr. Henry Read (land agent, 6,000 acres).	Beccles, Wangford Union.	The tenants have generally been allowed compensation on quitting for unexhausted improvements in under-draining and claying. This extends to four and eight years. Tile-draining, I think, goes back about eight years. The Agricultural Holdings Act has not been much adopted here. Both outgoing and incoming tenants are afraid of it.
James Toller, Esq. (agent to Hon. W. Lowther, 4,000 acres).	Campsey Ashe, Plomesgate Union.	The Agricultural Holdings Act is seldom or never put into force, and is quite useless.
Hon. Stanhope Tollemache (agent to Lord Tollemache, 6,369 acres).	Helmingham, Stonham, Bosmere and Claydon Unions.	The estate agreements render the Agricultural Holdings Act inoperative.
E. J. Cheney, Esq. (agent to Lord Henniker, 12,000 acres).	Hartesmere, Bosmere and Claydon Unions.	The farms are all under the Suffolk covenants, except a few where the value of the "beet" grown during the last year of the tenancy is taken instead of the tillages, rent, and parish charges. I have only had one case under the Agricultural Holdings Act in 10 years. I believe tenants fear the counterclaim for dilapidations.
Norton Garrard, Esq. (land agent, 1,400 acres).	Hoxne, near Scole, Hoxne Union.	The permanent improvements are all done by landlords. Unexhausted improvements are considered in valuation. The Agricultural Holdings Act has no effect.
Rev. Sir W. Hyde Parker (landowner, 3,500 acres).	Melford Hall, Sudbury Union.	All compensation for improvements is usually agreed upon mutually. The custom of the county in valuation, except in draining.
Lord de Saumarez (landowner, 13,500 acres in Suffolk and Norfolk).	Shrubland Park, Coddenham, Suffolk.	We use the custom of the county on all questions of compensation.
Kerry Rix, Esq. (agent to Sir S. B. Crossley, 5,317 acres).	Somerleyton, Lowestoft.	The Agricultural Holdings Act is a dead letter. Not one farmer in 20 attempts to make use of it, and all when leaving the farm try to, and generally do, take out all they have put in the land during the tenancy.

Appendix B 7. [Paragraphs 95, 96.]

Game.

Name.	District.	Evidence.
Meeting	Wickhambrook.	There is no bother about game here. The tenants have it from the landlords. On some estates the tenants would be glad to take it, but landlords won't let it to them, as they want to let their houses. There are more shooting tenants than there used to be.
Mr. Munn (farmer)	Bury St. Edmunds.	I say most decidedly the Ground Game Act should be extended to wing game. Letting shooting to a stranger is like having two dogs picking off one bone, it doesn't answer.
Mr. B. Cooper (land agent).	Bury St. Edmunds.	You will find in the future that tenants will insist on having the game, and then the landlords will be given the first opportunity of taking it back at a rent. I know the farmers would like this and the shooting tenants know it is bound to come, then the farmers would be able to prevent an overdose of game. Most undoubtedly more game is now kept in Norfolk and Suffolk since the depression and farmers are suffering from it in many districts. There are far more shooting tenants than there used to be. There are more hares and rabbits than there were before the Act. The young farmers kill them, but the old-fashioned farmers say, "My landlord likes them, and he shall have them." But many farmers encourage the hares and rabbits to shoot themselves. There should be a close time for hares, for it is cruel to shoot them when they have young ones. The only ill-feeling that has arisen anywhere in the county has been due to the question of game.
Mr. Edward Peck (farmer, 870 acres).	Eye	In this neighbourhood there is certainly some grievance about game, chiefly owing to shooting tenants.
Mr. Alfred Preston (auctioneer).	Worlingworth	There are now heaps of shooting tenants in the market. In the old days, landlords would rather have let their birthrights than their shooting. There is no bother at all about game in the district, and a good many farmers have it themselves.
The meeting	Lavenham	There is no bother about game here.
Mr. Fiske (owner and occupier).	Bramford, Ipswich.	The changes in the times have made a considerable difference as to the question of game. The tenants are now masters of the situation, as they can easily get other farms. But I think game troubles might arise again if times were better.
Mr. P. M. Browne (farmer).	Fornham All Saints.	Landlords have been obliged to let their shooting as they have been so hard up. We don't object to preserve for the landlords and their friends, but we do care very much about having strangers shooting who care nothing for our interests. We object to the land being let to make two rents. I pay 23*s.* an acre, and the game is let for another 5*s.* an acre. The only Act in this generation which has ever done the farmers any good is the Ground Game Act. That Act should be extended to winged game to prevent subletting.
Mr. Slater (farmer, 250 acres).	Clare	The Ground Game Act has been most satisfactory. No tenants in our district have abused it.

Name.	District.	Evidence.
Mr. Harvey (farmer)	Timworth -	Great damage is done by game at seed time. There is more preservation of game as more shooting is let. Again, the vermin increase on account of the game, as they come for the food. The rats do a great deal of damage near the coverts.
Mr. W Biddell (owner and occupier).	Lavenham -	It is a bad thing for tenants when shooting is let, as it makes unpleasantness. The shooting tenant frequently does not regard the interests of the farmer. Ground game is kept down better now, but the head of pheasants is getting up on some estates where there are shooting tenants.
A farmer (170 acres, Lord de Saumarez's estate).	Bosmere and Claydon Unions.	The effect of the Bill has been good. In the present condition of things farmers can't afford to be handicapped in any way, even for sport, but do not object to a moderate quantity of mixed game.
Mr. J. C. Dawson (farmer, 1,016 acres, Lord de Saumarez's and and Captain Pretyman's estates).	Nacton, near Ipswich.	The Hares and Rabbits Bill was one of the best ever passed by a Liberal Government. Game preserving is carried to too great an extent. A great deal of land is now let to shooting tenants, and they make the tenants keep too much game, and their crops suffer in consequence. The shooting ought not to be let over the tenants' heads, and they ought to be compelled to wire the ground game in the woods.
Mr. W. Chandler (farmer, 600 acres, Major Phillipp's estate).	Sproughton, Samford Union.	I think this Bill did immense good, and if the landlords let their land they must give up preserving game upon it; it is ridiculous under present circumstances.
Mr. W. F. Keeble, (farmer, 520 acres, R. Kerrison, Esq.'s estate.	Tattingstone, Samford.	The Bill cuts both ways. It is an advantage to the farm, but I have had great damage from the woods of an adjacent owner, and no redress. The game should be unseparable from the occupation of land, except as let by the occupier.
Mr. A. J. Boldero (owns farm of 382 acres).	Rattlesden, Stow Union.	The Hares and Rabbits Bill has done a great good.
Mr. C. A. Creasy (farmer, 500 acres, Captain Pretyman).	Walton, Woodbridge Union.	The Bill is not much use to the tenant, and is often an annoyance to the landlord, who could treat the tenants better without it.
Mr. Arthur A. Goldsmith (farmer, 500 acres, Duke of Grafton's estate).	Sapiston, Thetford Union.	The Hares and Rabbits Bill is the best Bill that was ever passed for farmers. I contend that a man can't estimate the amount of damage done by game preservers to their tenants all the year round. The greatest damage is done at seeding time, when it is impossible to prevent them extracting the seed. I have dulled many acres twice and three times. I think it most unjust to a tenant, after he has hired his farm at a rent, that his landlord should let the right of shooting to another.
G. H. Hervey, Esq. (agent to the Marquis of Bristol, 15,000 acres).	Ickworth, Bury St. Edmunds.	On highly preserved estates, and where the shooting is let, there is no doubt this Bill has been advantageous to the occupiers of the land.
A farmer (600 acres).	Near Ipswich	The Ground Game Act has been very beneficial. I would not farm my farm rent free, if I could not kill hares and rabbits. Pheasants are increasing, my fields are a big fowl-yard. If shooting has to be let then tenants should have the option of it.
Mr. Stanford (auctioneer, valuer, and agent).	Halesworth -	No trouble about game in this district.
Mr. Colman (farmer, 500 acres).	The Blything Union.	One of the greatest curses to a tenant farmer is sub-letting the shooting, which frequently means an increase of game. The game should be let to the tenants before a stranger. I would give 100*l.* a year extra for the game on the farm. Landlords should be assessed far higher on their game.
W. N. Waller, Esq. (landowner, 1,400 acres).	The Green, Little Bealings, Woodbridge Union.	The Bill is only a half measure. There should be an absolute prohibition to keep rabbits, except in enclosed warrens. All others should be compulsorily destroyed and kept down. Close time for Hares Bill is, in my opinion, a silly measure.
Lieut.-Col. Pocklington (landowner, 650 acres).	The Grange, Chelsworth, Bilderstone, Cosford Union.	The effect of the Bill has been a very marked diminution in quantity of "ground game" with no appreciable benefit to the tenant farmers.
Capt. Pretyman (landowner, 400 acres).	Haughley Park, Stow Union.	There has been a great reduction in the number of hares, and it is doubtful if anyone is satisfied with the result.
J. K. Brooke, Esq. (landowner, 1,500 acres).	Sibton Park, Blything Union.	The effect of the Bill has been that the tenants have carefully preserved the rabbits and exterminated the hares.
Hon. Louis Johnstone (land agent for C. H. Berners, Esq., 6,000 acres).	Woolverton, Ipswich, Samford Union.	Rabbits have decreased. The tenants have always kept us lots of hares.
Kerry Rix, Esq. (agent to Sir S. B. Crossley, Bt., 537 acres).	Somerleyton, Lowestoft.	We have a good understanding with our tenants so the Hares and Rabbits Bill has had little or no effect.
Col. Barnadiston (landowner, 3,000 acres).	The Eyes, Sudbury.	Rabbits have increased, hares have decreased, as far as I see personally.
H. Read, Esq. (land agent, 6,000 acres).	Beccles, Wangford Union.	The Act has worked fairly.
Hon. Stanhope Tollemache, (agent to Lord Tollemache, 6,369 acres).	Helmingham, Stonham, Bosmere and Claydon Unions.	The Ground Game Act has had no effect on this estate. The ground game has always been kept down.
E. J. Cheney, Esq. (agent to Lord Henniker, 12,000 acres).	Unions of Hartismere, Bosmere, and Claydon.	The effect of the Bill has been to greatly reduce the number of hares and rabbits, and to exterminate them on land not strictly preserved.
Norton Garrard, Esq. (land agent, 1,400 acres).	Hoxne, near Scole, Hoxne Union.	The Bill has had no effect.
Rev. Sir William Hyde Parker, Bart. (landowner, 3,500 acres).	Melford Hall, Sudbury Union.	The Bill has caused the tenants to nearly annihilate hares, but in many instances to largely preserve rabbits as they were not preserved before. However, both are carefully kept down on this estate.
Lord de Saumarez (landowner, 13,500 acres).	Shrubland Park, Codenham.	Hares are almost extinct, but farmers have benefited thereby.

Appendix B 8. [Paragraphs 118–122.]

Remedies and Suggestions.

Name.	District.	Evidence.
Meeting - -	Bury St. Edmunds.	Resolutions passed in favour of— 1. Lightening burdens upon the land. 2. The marking of foreign meat. 3. That beer should be made from barley, malt, and hops only. 4. Bimetallism.
Mr. Snell (owner and occupier).	Nettlestead Hall.	1. Duty on barley. 2. Bimetallism. 3. Reduction in rent is not the remedy.
The late Mr. H. Spurling (auctioneer, land agent, and tenant farmer).	Ipswich -	1. Higher prices. 2. Cheaper cost of production. 3. The abolition of the shilling duty on corn was a very silly thing.
Mr. Burch (farmer).	Winston -	Nothing can help us but a rise in prices.
Mr. George Fiske (owner and occupier).	Brampton, near Ipswich.	I see no harm in putting a duty on foreign flour. Foreigners tax our goods, and further we put a duty on tea and tobacco which we don't produce. We must raise prices or cultivate the land cheaper, but I don't believe land can be turned to grass successfully. If I had 500 acres of land laid down and no rent to pay I should not be able to live on it.
Mr. Lingwood (farmer).	- - -	1. Repeal of the malt tax was a severe blow. 2. Tax flour. It would make no difference to the price of bread, and would open up our mills to convert foreign wheat into flour. 3. Put a duty on oil-cake.
Mr. J. A. Smith -	Akenham Dairy Company.	Money should be borrowed at a cheap rate to erect buildings. 1. Bimetallism. 2. A department in the Board of Trade to settle railway rates without expense to agriculturalists. 3. Some co-operative system of selling butter. I know a salesman who asked for 700 lbs. a day of the same quality of butter, and no one in the eastern counties could let him have it, and he had to go to Normandy.
Meeting - - -	Wickhambrook.	1. Poor rates, police, highway and sanitary, and educational rates should be paid by the National Exchequer. 2. Shift a portion of the beer-tax on to barley, and the rest on to beer made of anything else except malt and hops. 3. Tax foreign flour. This would give employment, and would give farmers bran, and feeding stuffs would be cheaper. 4. We should grow a definite acreage a week every year to provide food in time of war. 5. Bimetallism.
Mr. Tillet (farmer)	Mellis - -	Nothing except improvement in prices will ever meet the case.
Mr. Lock (owner and occupier).	- - -	Protection.
Mr. Hitchcock (farmer, 300 acres).	Stowmarket -	If we are to compete with the foreigners we must have the burdens taken off our land; the land tax and tithe must be abolished. The former should have been taken away when they did away with protection. Why should land be assessed and not trade?
Mr. W. B. Grimwood (farmer, 1,000 acres).	Wickhamskeith.	1. Label all beer not brewed from malt and hops. 2. Put a tax on flour.
Mr. D. Carter (farmer, 300 acres).	„ -	1. Make brewers brew from malt and hops. 2. Tax foreign flour, labour will then be employed at the mills, and we shall also get the bran. 3. Take taxation off the land.
Mr. Joseph Smith (farmer).	Hasketon, Woodbridge.	1. Tax foreign flour. 2. The butchers to take out license for sale of foreign meat. 3. Strengthen the Margarine Act. Beer to be made from malt and hops. Label beer made from any other ingredient.
Mr. Keeble (farmer, 520 acres).	Tattingstone	The land has to pay for the education. Personal property should bear a greater proportion of the burden.
Mr. W. Biddell (owner and occupier).	Lavenham -	I think that the growth of sugar should be encouraged. If we can't grow the barley we might grow the sugar for the beer. Lavenham was the seat of the sugar manufacturies, and about 25,000*l.* to 30,000*l.* a year was spent on the district. In consequence a great deal of beer was grown in the neighbourhood. For two years I grew a thousand tons of beet at 1*l.* a ton.
Meeting - -	Lavenham -	1. Tithe has not fallen in proportion to the value of corn land or rent. 2. Land tax should be abolished. Personal property should bear a fair share of local burdens. Beer made from anything else but malt and hops should be labelled. Cost of education at national charge, Lavenham new school will cost 13,000*l.*, and when 80 per cent. of the boys are educated they will go to the manufacturers who have not paid for their education.
Mr. Payne (chairman of the Risbridge Board of Guardians).	Whixoe -	1. Reduction of railway rates. 2. Reinstate the malt tax. 3. Bimetallism. 4. Light railways.
Mr. John Knights (farmer, 191 acres).	Stradbroke -	Label beer if not brewed from malt and hops.
Henry Howard (farmer, 90 acres).	„ -	1. Put a duty on foreign barley. The price of corn is the root of the depression, and arable farming must go to pot. 2. All beer should be made of malt and hops.
Mr. C. M. Smith (farmer, 500 acres).	Wangford -	All this depression is merely a question of prices. Protection is the only remedy.
Mr. Girling (vice-chairman of the Blything Board of Guardians) (famer and income tax commissioner).	Halesworth -	1. The Government should define beer as brewed from malt and hops. Beer made from anything else should be so labelled. 2. Farmers should be allowed to brew beer for their men without having to take out a license. Cost of education should be national charge. 3. Mark foreign meat. 4. Close the House of Commons for five years and repeal the Education Act.
Mr. Scrivener (landowner).	Yoxford -	1. Rates and taxes should be assessed on net rental. I show no net rental on my estate. 2. Tithe should be revalued. It is much too high. Section 8 of the Tithe Act is absolutely useless. Tithe has not dropped nearly so much in proportion as the value of land or rent, and moreover there are no deductions from it. I say that tithe should be redeemed. 3. Land tax should be abolished. 4. Landlords should be able to borrow money cheaper for building, draining, and planting. 5. Light railways would be a good thing in many parts of Suffolk. 6. Rates and taxes should not be paid on portions of farms which are abandoned.
Deputation from Blything Board of Guardians.	Halesworth -	1. Education is to be made a national charge. 2. Public to contribute towards the maintenance of roads.
Mr. Garrould (farmer, 450 acres; owner and occupier).	Spexhall -	1. Fair trade. 2. Foreign meat should be sold as such. 3. Reduced railway rates. 4. Roads and schools should be paid out of the Imperial taxation. 5. Brew beer from malt and hops. 6. A reduction should be made for waste lands, road &c. when assessing farms. Ten per cent. of a farm is waste land, and produces nothing.

Name.	District.	Evidence.
Mr. Lee and Mr. Newson (farmers).	Halesworth -	1. Tithe should be further reduced. The corn average should be taken from the farmers and not from the merchant; and even then you are taking the best, for the farmer consumes the worst and what he can't sell. 2. Eduction should be paid for imperially.
Mr. James Deck (farmer, 500 acres).	Halesworth -	The duty on wheat on a sliding scale. We cannot possibly grow wheat under 40s. a quarter.
Mr. Arthur Goldsmith (farmer, 550 acres).	Sapiston, Thetford.	Lower rents, better prices for our produce.
Norton Garrard, Esq. (land agent).	Hoxne, near Scole (Hoxne Union).	The only remedy is protection.
G. H. Hervey, Esq. (agent to the Marquis of Bristol, 15,000 acres).	Ickworth, Bury St. Edmunds.	There can be only one remedy, viz., a return to protection, or else universal free trade.
W. N. Waller, Esq. (landowner, 1,400 acres).	The Green, Little Bealings, Woodbridge Union.	The remedies I would suggest are, a bonus to the farmer on all the main articles of produce, as is done in other countries and the colonies, and a re-adjustment of the excessive burdens continually heaped on the land.
Lieut.-Col. Pocklington (landowner, 650 acres).	Chelsworth, Bilderstone, Cosford Union.	The remedies are remission of land tax, and charging "rates" on every description of property.
J. K. Brooke, Esq. (landowner, 1,500 acres).	Sibton Park, Blything Union.	Landlords should farm their own land, not by agents. The profit to be made by farms is now so small that there can be no division between landlord and tenant. One or the other must take the whole.
Col. Barnadiston (landowner, 3,000 acres).	The Ryes, Sudbury Union.	Poor rates, lunatic asylums expenses, police and highway rates should be borne by the general public, *i.e.*, by sums voted by Parliament. It cannot be justice that the landowners should pay half of all these.
A farmer (170 acres, Lord de Saumarez's estate).	Bosmere and Claydon Unions.	Not protection, but freedom. Freedom from the dead weight of the remains of the old feudal system — including copyhold, entail, &c., get rid of the lawyer as far as possible, make land easy and cheap of transfer, and then leave the farmers to work out their own salvation.
Mr. J. C. Dawson (farmer, 1,016 acres, Lord de Saumarez and Capt. Prettyman's estates).	Nacton, near Ipswich.	The only remedy is higher prices. Curtail expenditure in every possible way, and lay all the poorest land down for sheep runs.
Mr. W. Chandler (farmer, 600 acres, Major Philipps' estate).	Sproughton, Samford Union.	I can suggest no remedy except that the expenses must be reduced; rent, &c. must be reduced, and the tithe must come off to assist the owner of the soil.
Mr. W. F. Keeble (farmer, 520 acres, Mr. R. Kerrison's estate).	Tattingstone, Samford Union.	The land must be still further relieved of expenses to meet free trade, in which I am a firm believer all round.
Mr. F. Miller (farmer, 210 acres, Mr. J. H. Rebow's estate).	Otley Hall, Woodbridge Union.	The only remedy lies in taking the burden off the land
Mr. A. J. Boldero owns farm of 382 acres.	Rattlesden, Stow Union.	The remedies are: Protection on wheat and flour, lessening the burdens on land, Government taking over the cost of schools, &c. The re-adjustment of tithe.
Mr. C. A. Creasy (farmer, 500 acres, Capt. Pretyman's estate).	Walton, Woodbridge Union.	Foreign produce to be charged at the same rate per mile from place of debarkation as English, and thus get the rates reduceable for English. Foreign produce should be marked as such. Beer made from other than barley, malt, and hops to be declared as such.
Mr. John Wright (farmer).	Lavenham -	Relieve the land of burdens, as it our raw material. Unless a remedy is found for the present ruinous low prices, owners, occupiers, and labourers will be ruined at no distant period. The rigging of the corn market by Americans may be a great cause for depressing our prices.
Mr. George Blencowe (auctioneer and agent).	Bury St. Edmunds.	We cannot cultivate the land of England at present prices, and it must go out of cultivation as far as corn is concerned, for it cannot pay if let free of rent, rates, and taxes. Unless prices advance, corn cultivation must go out.
James Toller, Esq. (land agent to Hon. W. Lowther, 4,000 acres).	Campsey Ashe, Plomesgate Union.	A small tax on foreign barley, also flour and other manufactured goods.
Rev. Sir William Hyde Parker, Bt. (landowner, 3,500 acres).	Melford Hall, Sudbury, Suffolk.	Any legislation to relieve heavy local taxation (especially land tax), unfair railway rates, and present unprecedented portion of tithe rentcharge, will assist in relieving agricultural depression.
Kerry Rix, Esq. (agent to Sir S. B. Crossley, 5,317 acres).	Somerleyton, Lowestoft.	Local burdens are all levied upon real estate. A large trade or manufactory is just as much benefited by better roads, for instance, as a large farm, yet the land bears nine-tenths of the rate.

TABULATED EVIDENCE OF LANDOWNERS AND AGENTS.

Name.	Address.	(a.) Size of Property.	(b.) Number of Tenants.	(c.) Changes in Tenants during last 10 Years.	(d.) Nature of Tenancies.	(e.) What Course is adopted to secure New Tenants?	(f.) Is there any Difficulty in letting Farms?	(g.) How many Farms on Hand at Present?	(h.) Which sized Farms are easiest to let?	(i.) Are Farmers farming the Land worse than 10 Years ago?
G. H. Hervey, Esq., agent to the Marquis of Bristol.	Ickworth Lodge, Bury St. Edmunds.	15,000 acres.	54	Between 1880 and 1890 there were about 9,000 acres in hand. Since then they have been let at lower rents, and there have been no more changes.	Some yearly, others 2 years' notice.	We never advertise, but usually write to those likely to require a farm, or recommend a tenant.	There is, no doubt, great difficulty in letting farms in Suffolk.	Only one, which has been kept in hand intentionally.	From 200 to 300 acres.	There is not so much labour employed, and hedges and ditches are neglected; but I do not find it affects the letting value.
Lieutenant Colonel Pockington, landowner.	The Grange, Chelsworth, Bilderstone, Cosford Union.	650 acres	4	Two tenants, on about 470 acres, failed to renew in 1889, after leases of about 14 years.	Yearly - -	General notification in the immediate neighbourhood.	Not hitherto -	470 acres (3 farms), but have not tried to let them.	About 150 acres -	—
T. K. Brooke, Esq., landowner.	Sibton Park, Blything Union.	1,500 acres	12	Only 2 out of 10 have remained with me. They are very old tenants.	Yearly agreements now.	Advertising - -	I find it impossible to let them at any rent until I have thoroughly repaired the late tenant's damages.	Five farms, comprising 640 acres.	The small are quite as difficult as the large.	Undoubtedly worse.
Hon. Louis Johnstone, agent to C. H. Berners, Esq.	Woolverstone Park, Ipswich.	6,000 acres	18	Not many changes -	Yearly parole agreements.	There are always plenty of applications in the few vacancies.	No difficulty -	None - -	- - -	In the county, generally speaking, yes; on this property, generally No.
Henry Read, Esq., land agent.	Beeches, Langford Union.	About 6,000 acres in North Suffolk.	28	There were many changes in the last 10 years; but recently it has been thought desirable to avoid changes, and sometimes retain unsatisfactory tenants.	Generally yearly	I advertise and offer easy terms, but often cannot succeed.	A great difficulty, especially on poor, heavy land; but difficult with all kinds of land.	Eight, varying from 100 to 300 acres.	Farms up to 60 or 80 acres are easier to let than larger ones.	Generally not so well, partly through lack of capital.
Colonel Barnadiston, landowner.	The Ryes, Sudbury, Sudbury Union.	About 3,000 acres	12	Not many changes -	Yearly - -	No particular course. Tenants are not to be had.	Yes, very great difficulty if you ask any rent at all.	Two, one of 50 acres and one of 300.	Small ones of 50 acres; but it is hard to find tenants with capital.	Decidedly so, generally; but seasons have been much against them.

APPENDIX B 9—*cont.*

Tabulated Evidence of Landowners and Agents.

Name.	Address.	(*a.*) Size of Property.	(*b.*) Number of Tenants.	(*c.*) Changes in Tenants during last 10 Years.	(*d.*) Nature of Tenancies.	(*e.*) What Course is adopted to secure New Tenants?	(*f.*) Is there any Difficulty in letting Farms?	(*g.*) How many Farms on Hand at Present?	(*h.*) Which sized Farms are easiest to let?	(*i.*) Are Farmers farming the Land worse than 10 Years ago?
James Toller, Esq., land agent to Hon. W. Lowther.	Campsey Ashe, Plomesgate Union.	4,000 acres	12	50 per cent.	Yearly	Advertise	-	None	From 100 to 200 acres.	The land is not farmed as it was 10 years ago.
Stanhope Tollemache, Esq., land agent to Lord Tollemache.	Heleningham Hall, Stonham, Bosmere and Claydon Unions.	6,369 acres	27	Seven changes on 26 farms (5 through deaths).	Yearly	We do not advertise	Not much	None	Cannot say, as relatives always succeeded in the case of deaths.	Not on the whole. We prefer good tenants to high rents.
E. J. Cheney, Esq., land agent to Lord Henniker.	Unions of Hartismere, Bosmere, and Claydon.	About 12,000 acres.	114	About 30 per cent.	Yearly agreements.	Generally there are several applicants; if not, we advertise.	Yes. In the last two years farms over 150 acres are very hard to let.	Only one	From 50 to 100 acres.	Yes.
Norton Garrard, Esq., land agent.	Hoxne, near Scole, Hoxne Union.	1,400 acres	12	Not many	Yearly hires	Let the farms upon reasonable terms, and treat them well afterwards.	Yes	Two derelict farms of 165 and 230 acres.	From 50 to 100 acres, well situated.	They farm as well as they can under the circumstances. The best cultivated farms have decreased from 50 to 70 per cent. in value.
Rev. Sir William Hyde Parker, Bart., landowner.	Melford Hall, Sudbury Union.	3,500 acres	13	Six in last two years	Yearly and two-yearly hires.	Advertisement and personal inquiries.	Yes. There are no young farmers growing up. There is no one to succeed the present race. Heavy land is unlettable except at nominal rents.	One of 147 acres, another will shortly fall in, and a third at Michaelmas.	200 to 300 acres, if conveniently situated.	Yes; through want of capital. I should estimate deterioration of value of property at about two-thirds of its value in 1870.
Right Hon. Lord de Saumarez, landowner.	Shrubland Park, Coddenham Estates in Norfolk and Suffolk.	13,500 acres.	67	21 changes in 10 years	Yearly	-	Not at present	None	Any size under 200 acres with proper buildings.	The land is not being so well farmed.
Kerry Rix, Esq., agent to Sir S. B. Crossley, Bart.	Somerleyton, Lowestoft, Mutford and Lothingland Unions.	5,317 acres	21	Several changes; only five farmers the same as in 1879.	-	Advertisement or personal intercourse. Have only let to two tenants through advertising in last 15 years.	Not previous to this year, but principally through letting at low rents.	Two; one of 200 acres, an excellent farm; the other is in hand for domestic purposes.	150 acres, with one-third grass.	Farming is quite at a standstill as regards improvement.

Appendix B 10.

Tabulated Evidence of Farmers.

Name and District.	(a.) Length of Occupation of Self or Family.	(b.) Size of Farm and Proportion of Grass and Arable Land.	(c.) System of farming.	(d.) (1.) Buildings. (2.) Drainage of Premises. Drainage of Land. (3.) Water Supply.	(e.) Nature of Tenancy.	(f.) (1.) Rent. (2.) Rates. (3.) Taxes and Tithe.	(g.) (1.) Permanent Reductions or— (2.) Abatements since 1882.	(h.) Is your Labour Bill higher since 1882?	(i.) Since 1882 has Labour on your Farm been curtailed by:— (1.) Turning Arable Land to Grass? (2.) Use of Machinery? (3.) Desire for Economy in the Labour Bill?	(j.) Do you consider the Land is being worse farmed than 10 Years ago?
A farmer on Lord de Saumarez's estate. Bosmere and Claydon Unions.	Four generations or more.	Arable 130 acres Grass 40 „ Total 170 „	four-course generally.	(1.) Sufficient, but bad repair. (2.) Premises not good, land very good, done by landlord. (3.) Not good, only ponds.	Yearly	(1.) 19*l.* (2.) About 22*l.* (3.) Included in rent.	(1.) Rent reduced from 320*l.* to 190*l.* (2.) 10 per cent. abatement in 1892 and 1893.	About the same -	Been unable to curtail much as I keep a number of stock. I have turned no arable to grass since 1882.	Not generally, but in some instances.
Mr. J. C. Dawson, farmer, 985 acres, on Lord de Saumarez and Capt. Pretyman's estates. Woodbridge Union.	35 years	Arable 685 acres Pasture 110 „ Heath 190 „ Total 985 „	four-course	(1.) Good. (2.) Bad on premises, good on land. (3.) Good	Yearly	(1.) 360*l.* up to 1893. (2.) About 40*l.* (3.) Included in rent. No tithe.	(1.) Rent reduced by 250*l.* since 1886.	100*l.* less than in 1882.	(1.) 50 acres turned to grass. Yes. (2.) Yes. (3.) Yes.	Yes.
Mr. Wm. Chandler, farmer on Major Phillipp's estate. Samford Union.	14 years	Arable 500 acres Grass 100 „ Total 600 „	four-course	(1.) Good. (2.) Good in premises, land requires none. (3.) Good.	Yearly	(1.) 75*l.* (2.) 2*s.* per acre. (3.) 14*l.*, tithe included in rent.	(1.) Rent was 1,050*l.* Reduction of 300*l.* in 1891.	100*l.* more. -	It cost me 100*l.* more though I do less.	About $\frac{1}{3}$ of land is producing less, the other $\frac{2}{3}$ about the same; I think.
Mr. W. F. Keeble, farmer on R. Kerrison, Esq., estate? Samford Union.	85 years	Arable 360 acres Pasture 160 „ Total 520 „	Generally four, but am now adopting two years' layers.	(1.) Barely sufficient. (2.) Good. (3.) —	Yearly	(1.) 360*l.* (2.) 30*l.* (3.) 5*l.*, tithe included.	(1.) My rent was 630*l.* with tithe in 1885. (2.) 15 per cent. on 350*l.* in 1892–3.	No - - -	(1.) No, but by two years' layers. (2.) Yes, some. (3.) Yes, of necessity.	Yes.
Mr. F. Miller, farmer on J. H. G. Rebow, Esq.'s estate. Woodbridge Union.	Three generations.	Arable 150 acres Pasture 50 „ Total 200 „	Principally four-course.	(1.) Not half enough. (2.) Not good on premises, good on land. (3.) Plentiful.	Yearly	(1.) 15*l.* (2.) 30*l.* (3.) 5*l.*, tithe free.	(1.) Reduced from 300*l.* in 1883.	Lower - - -	(1.) I have only turned 20 acres to grass. No. (2.) No. (3.) —	Most decidedly in a general way; the land is starved.

Tabulated Evidence of Farmers—*continued.*

Name and District.	(a.) Length of Occupation of Self or Family.	(b.) Size of Farm and Proportion of Grass and Arable Land.	(c.) System of farming.	(d.) (1.) Buildings. (2.) Drainage of Premises. Drainage of Land. (3.) Water supply.	(e.) Nature of Tenancy.	(f.) (1.) Rent. (2.) Rates. (3.) Taxes and Tithe.	(g.) (1.) Permanent Reductions or— (2.) Abatements since 1882.	Is your Labour Bill higher since 1882?	Since 1882 has Labour on your Farm been curtailed by:— (1.) Turning Arable Land to Grass? (2.) Use of Machinery? (3.) Desire for Economy in the Labour Bill?	Do you consider the Land is being worse farmed than 20 Years ago?
Mr. A. Boldero, owner. Stow Union.	56 years	Arable 308 acres Grass 74 „ Total 382 „	Generally four-course, but lately cross cropped.	(1.) Not enough. (2.) Premises well drained and most of land. (3.) Sufficient.	—	(1.) 350*l.* (2.) 100*l.* (3.) 60*l.*	—	Higher by about 20*l.* as I have a thrashing tackle, so my labourers are more in number.	(1.) Yes, by growing sanfoin. (2.) Yes. (3.) No.	No, except in a few cases. The farms are carried on with borrowed capital.
Mr. Charles A. Greasy, farmer on Capt. Pretyman's estate. Woodbridge Union.	10 years	Arable 280 acres Pasture 220 „ Total 500 „	five-course	(1.) Very old and insufficient. (2.) Good. (3.) Good.	11 years' lease.	(1.) 668*l.* (2.) 63*l.* (3.) 3*l.* 17*s.* 8*d.*	(1.) My rent is 40 per cent. less than in 1882. (2.) 20 per cent. off present rent for last two years.	About 300*l.* a year more.	(1.) No. (2.) No. (3.) No.	Yes, very much so.
Mr. A. Goldsmith, farmer on the Duke of Grafton's estate, 550 acres. Thetford Union.	42 years	Arable 480 acres Grass 40 „ Total 520 „	four-course	(1.) Good. (2.) Premises good. (3.) Land wants draining again.	A two years' hire.	(1.) 350*l.* (2. & 3.) 78*l.* 16*s.* No tithe.	(1.) My rent was 600*l.* per annum in 1882. (2.) 10 per cent. since 1885.	No - - -	(1.) No. (2.) Yes. (3.) Yes.	No. Seasons have been against the corn producers, and the good farmers suffered the most.
Mr. Fuller Guy, farmer, 224 acres, on Lord Manner's estate. Bury St. Edmund's Union.	19 years	224 acres	No fixed rotation.	(2.) Reasonable. (1.) Reasonably good on both. (3.) Yes, good.	Yearly	(1.) 224*l.* (2.) 35*l.* 1 0*s.* (3.) 38*l.* 9*s.*	(1.) My rent was 2*l.* an acre, now it is 1*l.* (2.) Arrears were remitted, equal to antedating reductions by one year or so.	Weekly bill about the same, but harvest contracts 10*s.* less per man.	(1.) No. (2.) No. (3.) No.	Not as a rule, except some small farms, and land on the landlord's hands.
A farmer, 540 acres. Samford Union.	30 years	Arable 510 acres Grass 30 „ Total 540 „	Generally the four-course.	(1.) Sufficient. Good in premises. (2.) Not needed on land. (3.) Sufficient.	Yearly	(1.) 400*l.*, including tithe. (2.) About 3*s.* an acre.	(1.) The farm was formerly let at 800*l.* to tenant paying tithe. (2.) 60*l.* abatement for 1893.	About 120*l.* paid more.	On one of my farms very little labour is needed, as it is all laid down; but here this is not yet done, eventually, however, the lands will be depopulated here as elsewhere.	It is self-evident in all corn growing counties.

APPENDIX B 11.

APPENDIX B 11. (A.).

ACCOUNT of a MEETING held at BURY ST. EDMUNDS on May 16, 1894.

[*The Bury and Norwich Post.*]

AGRICULTURAL INQUIRY at BURY ST. EDMUNDS.

Important Evidence and Resolutions.

In the Town Hall on Wednesday afternoon, Mr. Wilson-Fox, who has been appointed under the Royal Commission on Agriculture to inquire into the condition of agriculture in Suffolk, held a meeting for the purpose of taking evidence and eliciting information on the subject. Mr. O. D. Johnson, chairman of the committee, and vice-chairman of the county council, presided, and with him on the platform were Mr. Wilson-Fox, Colonel Josselyn, Mr. George H. W. Hervey, Mr. Robert Burrell, and Mr. Walton Burrell. The large hall was filled with an audience thoroughly representative of agriculture in its various grades, and amongst those present were the Revs. F. E. Warren, A. Packer, J. S. Holden, J. F. Kennard, Messrs. A. S. Wakelin, Fergusson, Traylen, Cordy S. Wolton, E. Prentice (Stowmarket), G. Bevan (Sudbury), W. Biddell, J. M. King, P. M. Browne, W. N. King, Duncan Parker, A. J. Hooper (Mayor of Bury), G. Cornish, W. E. Riley, L. C. Besant, D. M. Cameron, G. J. Paine, T. Gough, Osborne Mawby, E. Holton (Bures), P. Grieve, A. Goddard, Sparkes, F. H. Taylor, W. Jaggard, H. Lacy Scott, D. Paine, Fison, W. Nicholl, J. K. Rodwell, J. C. Browne, W. Gifford, — Guy, &c.

The CHAIRMAN said they were all aware that the object of the meeting was to lay before Mr. Wilson-Fox their views concerning the present agricultural depression, a depression which they were painfully aware extended over some years past, and which instead of decreasing had increased yearly. The effect of that depression had been to reduce the value of land to something like two thirds; to reduce the tenant farmers' capital in many instances to vanishing point; and now it had extended to the third most and numerous class engaged in agriculture, and the labourer to some extent was feeling the depression, his wages being lower than they were a year ago. The Government of the day had become aware of that depression, and had appointed a Royal Commission to make an investigation into the causes of agricultural depression, with a view, if possible, to finding a remedy. He hoped they would all do their utmost to place in the hands of the Commissioner all the information they could, in order that the subject of agricultural depression might be probed to the bottom, and a remedy found, if possible. To his mind the difficulties with which agriculture was beset were numerous, prominent amongst them being foreign competition. (Hear, hear.) A practical remedy for that might not be easy to find, but he thought that they as agriculturists of this country had at any rate a just cause to demand that such foreign competition should be fair—(hear, hear)—and that the conditions under which they carried on agriculture in this country should be as nearly as possible equal to those which prevailed in foreign countries and in those colonies which competed with them. (Applause.) He hoped that during the course of the present meeting someone would bring forward that subject, so that the Commissioner might take their opinions upon the point. Amongst the competition to which he had alluded was that of meat as well as grain, and he thought they ought, as agriculturists, to demand with one voice that when foreign meat was sold in this country it should be sold as such. (Applause.) Such a course would not only benefit the producer in this country, but would also benefit the consumer, because while he did not object to anyone who liked having a leg of foreign mutton on his table if he desired it, he thought a customer had a right to receive English mutton if he asked for such, and paid the price of it. (Applause.) Then, again, there were many who like a glass of beer made from malt and hops, and they ought to be able to have it, while those who preferred a decoction of anything else would be quite welcome to it. There was another matter, which, in sporting phraseology, was looked upon as a dark horse, that was the currency question. It was his belief that the alteration which had taken place in the currency during the past 30 years had a great deal to do with the prevailing low prices. Silver had been displaced by the States comprising the Latin Union, and he believed was also about to be displaced by India and America, and the result was that all the nations of the world rushed to gold as a standard of currency, and the consequence was a less amount of money and lower prices when measured by gold. He had thought over this question a great deal, and had heard it discussed by experts on both sides, and his view was that silver should be restored to its former position, and form a standard circulating medium. He considered that those who advocated this, namely, the bimetallists, were advocating a policy which would prove beneficial to the agricultural industry and to the country generally. They as agriculturists had everything to gain and nothing to lose by an increase of the currency, which was the policy of the bimetallists, and with which he was in agreement. (Hear, hear.) He hoped they would give the Commissioner as much detailed and unvarnished information as they could, and he trusted that Parliament in its wisdom might find a remedy for the existing depression. (Applause.)

BURDENS ON LAND.—Mr. WAKELIN said he had been asked to submit a matter for their consideration that afternoon, and he willingly acceded to the request, because, although it might not be considered a matter of extreme importance, it was in his opinion a question of justice. He thought, as he was sure many of those present would agree with him, that the present burdens on agricultural land were unfair, and he would submit one or two reasons why those burdens should be removed. The chairman had spoken on the subject of the depression existing, and there was no need for him to go into the point, because, although there might be some slight differences of opinion as to the extent of that depression between those not connected with the land, any impartial observer who had taken a thoughtful view of the situation would know that the last few years had been dreadful ones for agriculture. (Hear, hear.) Owners had been compelled to leave their estates; tenants had lost a large amount of capital; and the labourers had been displaced and had drifted to the towns. This question of the displacement of the labourer was one of the most serious of the present time, in his opinion, although there were some who did not regard it in that light, while others considered that the labourers were the best off of the three classes. They had been the best off, he believed, during the past few years, but the time was fast coming when they would be seriously affected by the depression by being unable to find employment. In fact, he knew that at the present time, in this busy season, there were many men out of work, and he was afraid this state of affairs was likely to become worse instead of better. He therefore moved: "That this meeting is in favour of a "re-adjustment of local burdens, so that land is relieved "of its present unjust taxes, and that all classes should "pay in proportion to their ability." (Hear, hear.) He had long held that they were unfairly assessed for the educational, highway, and poor rates, and these burdens needed to be re-adjusted. He readily acknowledged that the Education Act of 1870 was a good one, but it was a measure for the national benefit, and he thought justice dictated that the nation should bear the expense. (Applause.) The cost of building and maintaining schools fell very heavily upon occupiers of land, and although he willingly acknowledged that owners had come forward and assisted handsomely, those present knew that the pressure of those burdens had pressed with great severity upon occupiers. Then there were the highway and other rates, and as the principle of local government became extended local burdens would increase, and expenses would be heavier under the parish and district councils. (Hear, hear.) This was certainly a back-handed way of looking at the subject of local government, but they must recollect that it was the ratepayers who would have to pay for all these things. His idea was that the highways were for the benefit of the nation, and the cost of their maintenance should me met by Imperial, and not local, taxation. (Hear, hear.) Or, at any rate, that the assessment should be spread over a larger area. He should like to see the present poor law system swept away

—(cheers)—and this was a question which was rapidly coming to the front. Most of them knew that their chairman took a deep and intelligent interest in all matters concerning the working classes, and he should like to see Mr. Johnson's views carried into effect, and a system of old age pensions in force. (Applause.) He thought the incidence of land taxation was very unfair. (Hear, hear.) Land was called upon to pay very much more than it ought, and in many cases the tithe was an excessive burden, and should undergo reduction. This was a question which troubled the landlord worse than the tenant—(hear, hear)—but they had to consider what would be for the benefit of landlords, tenants, and all classes connected with agriculture. They had to meet in the present day what he regarded as very unfair competition, because they were handicapped to begin with, and were placed in much the same position to their competitors as a combatant in a wrestling match would be who had one hand tied behind him. Foreign flour was being brought to England, not only to the towns, but to the rural parishes, and unless they made some alteration they would be called upon to make good roads for foreign flour to pass over in order to be sold in competition with their produce. ("Hear, hear," and applause.) If that was not unjust he wanted to know what was. Therefore, if they were not to look for increased prices, that was if the general body of the people would not allow an import duty, then they must have a reduction in the burdens which at the present time pressed unduly upon their land. He should, perhaps, be told this was a small matter, and he had been asked to what extent the course he proposed would benefit him. His answer had been that it would benefit him to the extent of 3*s.* an acre. That was a small amount, he admitted, but when they remembered that there were thousands of acres of land which did not represent that amount to its owners, then he thought they would agree that it was certainly something. And furthermore, when they looked into the matter they would probably find that those who looked with coldness or disfavour upon the view he had advocated were influenced by the fear of the burden being removed to their shoulders. If the present burden was so small, however, why did they object to share it? ("Hear, hear," and laughter.) So far as he was personally concerned, he had not much belief in Royal Commissions—(laughter)—but he did not wish to say anything which might be construed into disparagement of Mr. Wilson-Fox, who he had no doubt would do his duty well, and would convey to the Royal Commission a full and correct report of the state of affairs laid before him at the present meeting. (Applause.)

Mr. Biddell seconded the proposition, believing that in the matter of rates and other charges land was unjustly taxed. At the same time he did not say this would put them in the right position, but they were entitled to a re-adjustment. Take a school rate, for instance; he thought that factories and other works, which employed a far larger amount of labour than he did, should pay a larger proportion towards the cost of the education of those children who would ultimately benefit such factories by their labour. (Hear, hear.) He certainly could see nothing to keep their lands from going to grass but higher prices for wheat and barley. (Hear, hear.) He was quite free to admit that the country was not in a state to bear a duty on wheat, but he thought they might have an import or excise duty upon all foreign articles for producing beer. If they could keep up the price of barley they would do much towards keeping the land in cultivation. They were drifting more every day into pasture, and that meant 1*l.* or 30*s.* an acre less for labour, and he contended that the great aim of the Legislature should be to keep the working classes employed. (Applause.) Then as regarded the importation of foreign flour, he was in favour of a slight duty on imported manufactured articles. (Hear, hear.) He saw no remedy but higher prices for their produce, and when they considered that if their land was laid down to pasture the produce of the earth generally would be from 2*l.* to 50*s.* per acre less to the nation than if cultivated, then he contended something should at once be done, because by putting the land down to pasture they would be reducing the national wealth. (Hear, hear.) As to the agricultural labourers, he held that in the long run their wages regulated the wages of other trades and industries, and if their wages were low, so ultimately would be those of other classes of labour, no matter what the nature of the employment, because at the present time they might say skill was at a discount. Many people thought that because there were not large numbers of agricultural labourers out of employment—although he was sorry to say there were a great many who were unemployed—that the country was in a prosperous state, but he warned them that such was not the case, and that the depopulation of the villages was the reason that there were not more agricultural labourers out of employment than was the case. (Hear, hear.) Not only had they drifted in large numbers to the towns, but many of those who had remained had refrained from marrying owing to inability to bear the expense of a wife and family. In conclusion, Mr. Biddell said he had not intended to make a speech, but he had brought with him a few notes which he had written on the subject of agricultural depression, and which he had pleasure in handing to the committee.

The resolution was then put to the meeting and carried unanimously.

The Sale of Foreign Meat.—Mr. Cordy S. Wolton introduced the subject of foreign meat, and said under the present system, whereby it was sold as English meat, the farmers of this country were injured by the unfair competition, while the consumer was injured by paying more for the article than he ought to. He considered that every dealer in foreign meat should be required to take out a license—(hear, hear)—for which he should pay a small sum, the money thus received to be applied towards paying an inspector to see that the dealer fulfilled his duties and obligations. Each should be required to exhibit in a prominent position in his shop a notice with large letters intimating that he sold foreign meat, and he should be required to sell the latter article over a separate counter from that where English meat was vended, so that there might be no confusion or mistake. (Hear, hear.) He considered that an extension of the Margarine Act to this question would be better than an extension of the Merchandise Marks Act, being strongly in favour of stringency in regard to the public being acquainted with the nature of the meat—whether English or foreign—that they were buying.

Mr. G. Bevan (Sudbury) said not only was foreign meat sold as English, but the butchers went further, and described it as "Canterbury mutton." (Laughter.)

Mr. George Hervey expressed himself in hearty agreement with the remarks of Mr. Wolton, and cited an instance which had come under his personal observation of the deception and roguery practised in regard to foreign meat. A gentleman, whose word to him was beyond all doubt, had informed him that he went one day to the London Docks to see some foreign meat landed, and he took with him some men to follow the different purchasers, to see where they went. The meat was sold by auction in the docks at prices varying from 3*d.* to 4*d.* per pound, and on the purchasers being followed it was ascertained that the meat was taken to some of the best butchers' shops in London, where it was sold next day as English mutton at prices ranging from 10*d.* to 1*s.* a pound. This was not fair, and he did not think the English producers or the consumer should be robbed in this way. (Applause.)

At the request of the Chairman, Mr. Wolton moved a resolution on the subject, his proposition being "That "the Government be requested to take such steps as to "ensure foreign meat being sold as such." (Hear, hear.)

This was seconded by Mr. Hervey, and carried unanimously.

Pure Beer.—Mr. G. J. Paine said he had been asked by the chairman to bring before their notice the question of the beer tax and pure beer, as it affected the farming interest in the corn-growing districts, and this he would endeavour to do in as concise and brief a manner as possible, having regard to the importance of the subject. When the malt tax was repealed, or rather transferred from malt to beer in 1880, it was done with a view to benefit the agricultural interests in this country; at least that was the object stated by the then Prime Minister, Mr. Gladstone, but he did not wish to blame Mr. Gladstone for what he had done in that respect, for if there was one body more than another at whose earnest request he did it, it was the Chambers of Agriculture and the farmers of England—(hear, hear)—who believed that they would be able to utilise the inferior barley for feeding purposes as soon as the malt tax was repealed, but this was a fallacy, and sad experience had taught the farmers that only in a very few exceptional cases had malt been brought into use for such purposes, and on the other hand the alteration of the tax from malt to beer had largely encouraged the use of substitutes for English malt and hops, which had undoubtedly been very prejudicial to the interests of the growers of those commodities in this country. Besides this, the growers of barley and hops had under the change an increased duty imposed, as the duty on a quarter of malt was 21*s.* 8*d.*, whereas the duty on its equivalent, namely, four barrels of beer, was 25*s.*, an increase of 15 per cent. on barley and hops if taken as the raw material, which had not been contemplated by the farmers when

they asked for the repeal of the malt tax. For these reasons, it must be acknowledged that the farmers, to some extent, had been deceived and disappointed in the results which many expected in the (so-called) repeal of the malt tax, and that being so, they thought very naturally that the agricultural interest was entitled to some consideration at the hands of Her Majesty's Government, especially when they found, as many of them had done during the past season, that many maltsters closed their doors against the home-grown product, preferring to malt the foreign barley in its place, and leaving the home-grown in the hands of the producers, unsaleable, and only to be disposed of in the shape of pork. He was told by a brewer in that town in 1882, after the wet seasons they had then experienced, that what they were contending against was the unfavourable seasons for their barleys, and that with the return of sunshine their barleys would again be in favourable competition with the foreign; but goodness only knew they had had sufficient sunshine last year, but without the result that he anticipated. Indeed, things had become worse for the poor barley grower, and in the face of all this the present Chancellor of the Exchequer, Sir William Harcourt, had the conscience to put an increased tax on barley, or rather that portion of it which found its way into the mashtub, thereby holding out a further inducement to the brewers to seek other substitutes, such as maize, rice, bounty-fed sugar from Germany, and the various substitutes for hops, which they, as producers of barley, had every reason to protest against. (Cheers.) Why, they ask, should not the brewer be subject to the same laws as the grocer with his coffee and chicory, and the butter merchant with his butter and margarine? It was said that there was a difficulty in defining adulteration in beer, and one analyst had gone so far as to state that until some statutory definition was given as to what beer was, the analyst must certify anything as beer, provided it contained nothing injurious to health. Surely that was straining a point, and put the brewer on a different footing to the grocer and the butter merchant and others. For his part, he should like to refer that analyst to the English dictionary, and there he would be able to find what beer should be composed of, and then let him base his reports of his analysis of beer on the instruction there gained, and he (the speaker) should be very much surprised if he did not find in nine cases out of ten adulteration, and in many cases that neither malt nor hops had found their way into its composition. The time was not long ago when people used to boast of their "nut brown ale," harmless and full of nutriment, but that, like other things, seemed to have gone out of fashion, and the public palate has now been trained to drink a "pale concoction"—he could not call it ale—intoxicating, very deficient in nutriment, but possessing hidden powers of encouragement for a second and a third glass, thus leading to intoxication, and at the same time not having the desired effect of relieving thirst and supplying nutriment. He contended that in the face of these unremunerative prices for barley, that the time had come when the brewers, who had a great monopoly, should be brought under the Adulteration Act (if they were not already there), and be compelled to brew beer from malt and hops. Never was this country in a more deplorable state than it was in at the present time. Wheat had no longer become profitable to grow, and it was therefore a further inducement to him to advocate for barley. Surely if the Government could see their way to adopt these views, as to beer being made pure, it would be some assistance to the poor struggling farmer. But what he should like to see also was that instead of imposing a tax of 6*s*. 9*d*. per barrel of beer, that the Government should reduce that amount by 3*s*. or 4*s*. a barrel, and raise the deficiency thus created, by an equivalent duty on all foreign substances that now found their way into the manufacture of beer. Such a proceeding could not be open to the usual charge, which was always brought against those who suggested the imposition of a duty, namely, "that it would affect the position of the consumer," for the tax upon the consumer would not be altered in the least, and the growers of barley and hops would reap a benefit which was never more needed. It might also be the means of keeping the land under cultivation, and bring those farms back into cultivation, which are now dormant—(cheers)—and if so it would be impossible to estimate the advantage it would be to the country, and all persons interested in the land, the landlords, the tenants, and last, but not least, the agricultural labourer, who might find a more profitable return from his allotment by sowing a portion of it with barley than he now did from potatoes. (Applause.) He moved: "That "beer should be brought under the Adulteration Act so as "to secure it being brewed from malt and hops only, and "that the Government be requested to take into consideration the subject of the beer duty with a view to "removing a portion of it on to imported articles used in "the manufacture of beer."

Mr. MAWBY, as a large grower of barley, seconded the resolution with pleasure, believing that it would benefit a great proportion.

The motion was carried unanimously.

The CHAIRMAN said Mr. Fox would be glad to hear their views on any subject which they desired to ventilate, and therefore if there were any matters connected with agriculture which had not yet been introduced, and which they wished brought forward, now was the time to lay them before the Commissioners. He also mentioned that Mr. Fox, who intended remaining in Bury for a short time for the purpose of collecting evidence, would attend at the Town Hall that day week, from ten in the morning until five in the afternoon, in order to received information privately, which information, so far as the names of persons and districts were concerned, would be treated as confidential. (Hear, hear.)

The Rev. F. E. WARREN strongly advocated the taxing of personalty as well as realty, for local purposes—(applause)—and believed this would achieve the object aimed at in the first resolution submitted to them. He knew that no statesman had yet proposed such a thing, and therefore that there was great difficulty in the way of carrying out such a scheme, but let them look at the enormous sum possible to be derived from these sources. Take the case of a man with a large income coming to live amongst them, and they had had such an instance in their member of Parliament who was not an owner of land. Suppose his income to be ten thousand a year, he should pay upon that amount to local rates, and not, as was probably the case, upon an assessment of about two hundred a year. (Applause.) In this way they would see what an enormous source of wealth such a scheme as he suggested would prove to the taxes of the country. In the old times when wheat sold at forty shillings a quarter they did not feel the burdens so much, but now that prices were so low they must do something—the worm must turn at last. His own view of the matter was that personalty was so largely represented in the House of Commons, much more largely than land, that there would lie the difficulty.

The CHAIRMAN expressed their indebtedness to Mr. Warren for bringing this matter forward, but he would like to mention that the point raised by Mr. Warren was already covered by the first resolution, which stated that "all persons should pay according to their ability." He took it that a man with an income of ten thousand a year, derivable from railway shares or some other similar source, was quite as capable of paying on it the same proportion as agriculturists paid on the income (if they had one) derived from their land. There was no reason why they should not all pay according to their ability, instead of land having practically to bear the whole burden. (Applause.) He believed the words "in proportion to their ability to pay" had been used a good deal in high places lately, and they had been advisedly introduced into the first resolution.

Mr. E. HOLTON quite agreed with the remarks of Mr. Warren. He did not understand why the income tax assessment was something like seven hundred millions, while the police, highway, and other rates were on the low assessment of one hundred and fifty millions. It was very unjust to saddle upon the land all the local burdens and charges, which were becoming very heavy, especially now that they had free education, while parish councils would undoubtedly prove expensive in those parishes where adopted, and therefore he thought they had just cause of complaint in regard to local burdens. Some persons said that relief in respect of local taxation would not help them much, but it would prove of some assistance, and every little helped. The speaker quoted the result of the analytical examination of five samples of beer which were submitted for analysis at the instance of Mr. Quilter some few years ago, showing that the analyst had declared that one only of the samples would pass the test, the other four being "merely muck." (Laughter.) The great difficulty in dealing with this matter was that there was nothing in the beer which was injurious to health.

Mr. R. BURRELL said that tithes and rates very nearly amounted to the rental on land, and with such burdens they could not compete with the foreigner. Land was the raw material of the agriculturist, and he thought it should only be rated at one-fourth what other property was. Why should it be rated as at present when prices were so low? Very little was left for the landlord after the payment of tithes, rates, and other burdens, and in some cases nothing at all was left. He thought the landlord was even worse off than the tenant, because the latter could get away from the land, and the landlord could not. He looked at the matter from both sides, being a landlord and a tenant, and

he knew that he was better off as a tenant than as a landlord. (Hear, hear.) Prices were very much too low, and unless they could be raised he saw very little hope of agriculturists being able to make both ends meet. It was quite impossible to grow wheat at a profit at 13*s.* per coomb, which was the average of their market now—("hear, hear," and a Voice: "12*s.*")—and wheat must therefore go out of cultivation. He was also afraid barley would have to go the same way, because it was hopeless for them to endeavour to compete with the foreigner unless their burdens were reduced. The way that they had been forced to affect a saving was the worst possible form, namely, in labour, with a consequent loss of fertility of soil, and if they had a few more years such as they had recently experienced, there would be very little farming continued in this country. (Hear, hear.)

Mr. Fergusson was of opinion that the currency question had to answer for the low price of wheat. For instance, 20 years ago in India 1*l.* would pay 60 men for their day's labour, whereas at the present time the same sum would pay for the employment of 120 men for one day. Therefore it stood to reason that wheat could be produced in India at the present day for half what it could 20 years ago. He maintained that the depreciation of silver must be followed by that of wheat; both must go together. This subject, however, was a very difficult one for old men to understand, much less young men like himself, and he should be pleased to hear the views of any present who had studied the question. He moved: "That this meeting is of opinion that "the depression in agriculture is largely due to the de- "monetisation of silver; and prays that steps may be "taken by international agreement to restore it to its "proper function."—Mr. Holton seconded.

Mr. Guy raised the point that, presuming the adoption of the resolution would bring about the suggested result of an increase in prices, would it be tolerated by the great mass of the people?

The Chairman said if it was admitted that prices were influenced by the circulating medium, then the bimetallists had a very strong case. He argued that prices were so influenced and affected, and that it was unfair to tamper with the circulating medium in the way that had been done. Looking back to the old times, they saw that years ago 1*s.* 6*d.* would buy a sheep, and 2*s.* 6*d.* a bullock, whilst coming to more recent times they saw that when there was an increase in money there were higher prices, a decrease in money being followed by lower prices. What the bimetallists asked for was that there should be a normal amount of money in proportion to the population and commodities of the world. The circulating medium had been tampered with, the countries comprising the Latin Union having abolished the silver standard some 25 years ago, with the result that all the world had rushed for gold, and the increased demand had caused a scarcity in the supply—(hear, hear)—and he contended that as the present low prices were largely due to the arbitrary action of the States who had abolished the silver standard, it was their duty to restore it to its original position, and thus to provide a normal amount of currency in proportion to the population and commodities of the world. (Applause.)

The resolution was then put to the meeting and carried by a unanimous vote.

No other subjects of discussion being brought forward, Mr. Fox said there were one or two points in regard to which he would like some practical answers to place before the Royal Commission. In the first place he should like to know the year in which their troubles as agriculturists began?

The years 1873–77 and 79 were severally named, but the general concensus of opinion was that 1877 marked the beginning of bad times for agriculture.

Proceeding to obtain evidence as to the extent of the depression which prevailed in West Suffolk, Mr. Fox elicited that there were farms which had been actually abandoned since 1877, and the depreciation in the value of fairly good land was stated to be about 50 per cent., the chairman stating that he estimated the depreciation at from 30 to 80 per cent. Several cases were cited where farms were let to tenants rent free. In reply to questions, it was also stated that agreements were not in existence in this part of the country, and that the Small Holdings Act was not put into operation, because the want which it supplied had already been met in West Suffolk. Mr. Fox next asked whether, on the whole, those present thought landlords and tenants had met each other fairly during the depression in agriculture?

Mr. Rodwell thought that both landlords and tenants had pulled well together during trying times. (Cheers.) Landlords had done their utmost to meet tenants, and had reduced rents as much as they could, while the tenants on the other hand had done their best to keep up the land. (Hear, hear.) He believed that rents on good land had come down 40 per cent.

At the close of the proceedings, Mr. Fox proposed a vote of thanks to the chairman for the trouble he had taken to obtain a large and representative gathering on the present occasion, and he spoke in high terms of the evidence given by Mr. Johnson before the Royal Commission. If they had heard that evidence they would have felt very proud of their chairman—(applause, and a Voice, "We are")—for he had given his evidence as well as anyone possibly could.

The Mayor of Bury seconded, and placed the Mayor's parlour at the Town Hall at the disposal of Mr. Fox during the ensuing week.

The proposition having been carried, the chairman responded, and also thanked the Mayor for his kindness in placing the Mayor's parlour at the service of Mr. Fox.

The proceedings then terminated.

Appendix B 11. (B.).

Account of a Meeting held at Ipswich on May 22, 1894.

[*East Anglian Daily Times.*]

Public Meeting at Ipswich.

A meeting of the East Suffolk Chamber of Agriculture was held on Tuesday afternoon at the Town Hall, Ipswich, "for the purpose of enabling Mr. A. Wilson Fox, Assis- "tant Commissioner under the Royal Commission on "Agriculture, to confer with the members to take evidence "as to the condition of agriculture in East Suffolk." The chair was taken by Mr. Edward Snell (Vice-President), and amongst those present were the Marquis of Bristol, Mr. Roger Kerrison, Sir W. B. Gurdon, K.C.M.G., Mr. Herman Biddell, Mr. J. A. Hempson, Mr. A. Harwood, Mr. H. F. Harwood, Mr. F. T. W. Burch, Mr. W. Alexander, Mr. D. Burrows, Mr. C. A. Creasey, Mr. E. Packard, jun., Mr. H. Spurling, Mr. T. N. Scarfe, the Rev. J. F. A. Hervey, Mr. F. Messent, Mr. B. A. Posford, Mr. Horace Wolton, Mr. George Fiske, Mr. J. Toller, Mr. E. A. Lock, Mr. Joseph Hunt, Mr. W. W. Hunt, Mr. G. S. Clarke, Mr. James Youngman, Mr. C. Howard, Mr. H. Waspe, Mr. J. J. Hornby, Mr. F. Downing, Mr. W. K. Allen, Mr. Joseph Smith, Mr. J. C. Dawson, Mr. Ernest Prentice, Mr. W. S. Grimwade, Mr. R. Corder, Mr. W. Cockrill, Mr. T. Keeble, Mr. Alfred J. Smith, Mr. Geo. Mayhew, Mr. S. R. Sherwood, Mr. W. Chandler, Mr. C. C. Smith, Mr. E. W. Keysey. Mr. H. Cooper, Mr. Ranson (Sproughton), Mr. W. Arnott, Mr. J. L. Biddell, Mr. G. A. Simpson, Mr. Charles Butcher, Mr. J. Hobbs, Mr. S. T. Harwood, Mr. G. P. Watkins, Mr. T. Mellonie, and Mr. J. A. Smith (hon. secretary of the Chamber).

Amongst the letters of apology for non-attendance was the following from Mr. R. L. Everett, M.P.:—

Rushmere, May 19th, 1894.

Dear Mr. Smith,

I shall not be able to get away from London, and if I could I hardly think I should be in my place, as I am one of those to whom the report of Mr. Fox is to go. I hope you will have a good meeting, and that the real cause of the depression—the ever-falling price—and its cause, will be dwelt upon more than such things as pure beer, reduction of local rates, marking of foreign meat, and such minor matters, which all put together will not benefit us more than one or two shillings an acre at the most. Our losses by falling prices represent pounds an acre, not pence or shillings.

The Chairman, in opening the proceedings, expressed regret at the absence of their president (Mr. F. S. Stevenson, M.P.), from whom a telegram had been received, stating that he was detained by business connected with the Charity Commission in London. With reference to the business before them, he said the depression in agriculture was now so acute that there could be no two opinions upon the desirability of endeavouring to find some means of meeting the crisis. (Hear, hear.) The cause of it was apparent to everybody—namely, low prices —and it had become pretty well certain, unless some improvement took place in this respect, that corn-growing in the heavy land districts must be wholly or in great part

abandoned. The consequences of this would obviously be so serious, more especially with regard to the unemployed labour of the country, that it was a matter of the first national importance. Protection appeared to him to be out of the question. The country would not have it, and it was utterly useless to strive after a remedy which they knew to be unattainable. The object of that inquiry, however, was to ascertain whether any practicable remedies could be found. At a private meeting held in his house on the previous day, the subject was discussed from this point of view, and several suggestions were made to the Commissioner. For his own part the chairman hinted that it might be possible to obtain some assistance from such matters as a small duty upon barley, the brewing of pure beer from malt and hops, bimetallism, or the reduction of local taxation, and he invited speeches more particularly upon these or any other points which might give promise of relief.

The ASSISTANT COMMISSIONER, in pleasant and genial terms, explained his methods of procedure. He proposed to visit various parts of the district, and to sit all day at the Ipswich Town Hall, on Tuesday, June 12th, for the purpose of receiving information privately.

With reference to the speeches which followed, it may be said, without offence, perhaps, that they were mainly a repetition of what has been heard over and over again at various agricultural meetings, so that a detailed report is hardly called for.

Mr. HERMAN BIDDELL said he had no wish to turn the inquiry into a political meeting, or to throw cold water upon the Commission, but he could not shut his eyes to the fact that, not so very long ago, a most searching and expensive investigation into the same subject was made by a Commission under the Duke of Richmond, and that no practical good came of it. In any case, therefore, they might well doubt the value of a second inquiry; but what, as a matter of fact, had actually happened? Why, the very Government which started the inquiry into the depressed state of the landed or the corn-growing interests had commenced practical operations by adding 117 per cent. to the death duties on landed and real property. What would any country think of a Government which was thus treating one of its most important branches of industry? He might be told that, at the same time, the Government proposed to impose the income-tax upon what they were pleased to call the net instead of the gross assessment, and he was quite ready to admit that they ought to welcome even that measure of relief; but this was, after all, only an act of tardy justice, the landed interest having for years been paying on incomes which were never made. He could not help looking rather coldly upon a Commission of Inquiry into the condition of Agriculture, which was heralded by a most serious addition to the burdens of agriculture. (Hear, hear.) At the same time he urged his brother farmers to give the Commissioner all the information they could. The Government would at least learn that present complaints as to the ruin of the corn-growing interest rested upon a sound foundation, and that farmers and landowners were not crying out without real and bitter cause. Touching upon remedies, Mr. Herman Biddell contended that it was only by obtaining better prices for their produce that they could obtain permanent and sensible relief. (Hear, hear.)

Mr. DOWNING (Ufford), in the course of a vigorous and amusing speech, contended that what the farmers were more acutely suffering from was the repeal of the malt tax. He did not find so much fault with the repeal of that tax itself, as with the muddlesome way in which it was done. In his action upon this point, the Grand Old Man had shown himself a Grand Old Muddler. ("Oh," and laughter.) They wanted pure beer and a duty upon the foreign barley that was made into malt. When he brewed his own beer, he got drains from the malt which he looked upon as the mother of his beer; but a great deal of the brewers' beer had got no mother at all. (Laughter.) A poor milkman was fined for adding water to or adulterating his milk; why should not equal care be taken that the brewer sold pure beer? not the "swanky," "knock-'em-down," "sudden death" sort of slush which now passed for beer. (Renewed laughter.) If they had pure beer, a lot of teetotallers would probably take to drinking it, Old England would prosper, and farmers and labourers would sing "Rule Britannia." (Continued laughter.) Mr. Downing summed up his policy in a demand for taxing foreign barley, foreign meal and flour, and all manufactured articles that could be produced in this country. With the money thus provided, he would meet the cry for old age pensions.

Mr. F. T. W. BURCH, while agreeing with a good deal that had been said by the last speaker, said he could not follow him in all his conclusions. On the previous day, he (Mr. Burch) gave the Commissioner some information which could not have been so freely and frankly offered in the presence of reporters; but, coming from a district which had been as hardly hit as any district in the country, he might say generally that it would be difficult to exaggerate the extent of the depression. Landlords had to be content with a rent of about one-third of what they had 20 years ago, and found it extremely difficult to let farms at that; and within 10 miles of his own house, within the last 20 years, two men had committed suicide, while 10 more had been compelled to compound with their creditors. What would become of the rest of them was a question which he must leave to the future. It was quite obvious, however, that one of the greatest industries of the country ought not to be in such a position as that, and while he could quite understand the demand in towns for a cheap loaf, he ventured to think that even that privilege might after all be too dearly bought. If the land went out of cultivation, a time of terrible retribution might come in the event of war or a general lack of employment. As to remedies, they were told that they could not have protection, that the working classes would not stand it at any price. It was a very curious fact, nevertheless, that working men were everywhere insisting upon a form of protection for their own labour by means of Trades Unions. However that might be, it was quite clear that low prices were the cause of the depression, that these low prices were caused by foreign competition, and that until they got higher prices English farmers would keep on going from bad to worse. Where the worst would find them, he really couldn't tell—(laughter)—but it was a very serious matter.

Mr. JAMES YOUNGMAN contended that one great cause of agricultural failure had been the want of security for investment and enterprise. (Hear, hear, and a voice: "That's the true reason, gentlemen.") In his opinion the time had come when landlords should be asked to do something more than they had yet done to help agriculture. To give the tenant liberty without giving him security was of no avail. Landlords had reduced rents, they had lessened restrictions; but he did not think they gave full security for such enterprise or investment as might meet the difficulties of the present time. He used the words "might meet" advisedly. He had some faith and hope that it was possible for a system of agriculture to be discovered which would fit in with the low prices of corn—that the day might come when they should rejoice in the low price of such an article as wheat, as they now did in the low price of maize. No tenant felt safe in launching out, however, while he had before him the old covenants and conditions under which he was liable to be called upon to forfeit what he had invested in the land at the end of his lease. Under the new conditions that he would advocate, it might be that the landlord would have little more than a rentcharge upon the land; but things must ultimately come to something like that, or agriculture must go. He went back upon the good old cry for tenant right. If that were fully granted, he believed that enterprise and capital would be attracted to the land and that English agriculture would adapt itself to the changed conditions. The landlord might now, at any rate, look forward hopefully to a new market, for after the 9th of next November there would come into existence new local bodies, who would be prepared to hire land at a greater extent than it had been lettable hitherto; and to buy it also.

Mr. HERMAN BIDDELL said the best answer to Mr. Youngman's argument was that the small landowner, who farmed his own land, had felt the depression most keenly.

Mr. YOUNGMAN: Yes, because he is generally the tenant of a worse landlord than all the rest—a mortgagee.

Mr. ALFRED SMITH said he had meant to have contented himself with proving a case privately, from his own books and his own personal knowledge, which would even surprise the Assistant Commissioner, he believed. He could not allow Mr. Youngman's remarks to pass unchalleged, however, for that gentleman had made a mistake, and he (Mr. Smith) was, unfortunately, just the man to put him right. (Laughter.) He (the speaker) was the tenant of as good a nobleman as there was in the county; in respect of liberty and security, he had everything that a tenant could want, and yet he found himself unable to get a farthing interest for his money. Upon the general question, Mr. Smith said that legislation of late years had been principally designed for the benefit of the labouring classes, while tenant farmers had been left out in the cold. It appeared to him that this was just the wrong way of going to work. If something had been done for himself and the tenant farmers generally, so as to enable them to get a fair return for their capital, it would have been to

their interest and advantage to have looked well after the agricultural labourers. (Hear, hear.)

Mr. Charles Butcher, who was indistinctly heard, said he should like to know where the landlord's security was to be found. The valuation upon a tenant's improvements, he was understood to say, might come to as much as the letting value of the land. The improvements were not worth what they cost to anybody, in short, and consequently there was no encouragement to carry them out.

Mr. J. A. Hempson said that Mr. Youngman's argument amounted to a proposal for confiscating the land of the country. The present altered position of the tenant farmer had been quite overlooked by that gentleman. However he might have been tied down years ago, the tenant farmer could now hire land anywhere, and was able practically to make his own terms. As men of business and with some knowledge of economical laws, they could hardly entertain Mr. Youngman's proposal for a moment, for if the rights of property were once trenched upon to that extent, no property in England would be safe.

Mr. W. S. Grimwade said rather drily that, if security and liberty were the only things necessary to the success of agriculture, those landlords who farmed their own land must be in a very happy position. As a matter of fact, however, they did not find the position a very happy one. (Hear, hear.)

Mr. Charles Haward expressed his oft-repeated conviction that the low prices from which agriculture is suffering are caused by the state of our financial laws. The root of the mischief was the adoption of a gold circulation, with gold at a fixed price by law, and that price very low.

Mr. Mellonie embodied his views upon the subject in the following resolution: "That this meeting of landowners, farmers, and others directly interested in agriculture desires to convey to the Royal Commission that although some relief of the depression by other legislative measures should be immediately provided, no remedies will do full justice or be found permanently efficient which do not include an alteration of the law affecting imports by a graduating scale of duties proportionate in amount to the State burdens left on home produce."

Major Keith, speaking as a north-countryman, who had come to farm in Suffolk, said his idea was that a good deal of the depression was caused by the state of the land. Part of the land in the country was far too heavy to farm with much hope of profit, and another part was far too light. He did not think they had much reason to complain of the landlords—(hear, hear)—but that they had a good deal to complain of in regard to the burdens upon land. The tax or rate-gatherer seemed to be almost always at their doors; in Scotland, where he had farmed very heavily, they were not rated to anything like the same extent. During the last three or four years, too, the state of the labour market had been a cause of depression and uneasiness. A lot of nonsense had got into the country with regard to labour, although he was happy to say that things were now becoming quieter and more peaceable. The depression was mainly caused by low prices, however, and, although he used to be a Liberal in Scotland, his views had undergone some change since he came down to Suffolk—(laughter)—and he had begun to think, as had many others, he believed, that the cheap loaf was not altogether the best and only thing. The lot of the labourers would be, by-and-bye, very hard, at any rate, if, owing to the cheap loaf, they failed to find employment.

The Rev. J. F. A. Hervey put the case for bimetallism very clearly and strongly before the meeting, which had by this time dwindled away to a very small gathering indeed, and the inquiry died out in a discussion between Mr. Hervey, Mr. Henry Spurling, and Mr. E. A. Lock, as to whether the low prices of to-day are really due to the appreciation of gold or to the development of fresh corn-producing countries and cheap rates of ocean conveyance.—Mr. J. A. Smith favoured the bimetallists' argument, and Mr. C. Butcher hazarded a solution of the mysterious currency question which would make the actual coins a standard of value (whether they were of gold, silver, or copper) rather than gold itself.

The Chairman, in summing up the discussion, said the significant fact remained that he could go on to any market and buy almost any kind of grain at a cheaper price than they could produce it at home.

The meeting closed with a vote of thanks to the chairman, which was proposed in happy terms by the Deputy Commissioner.

APPENDIX B 12.

Letter of "Times" Commissioner in 1850.

Stowmarket, Suffolk,
April 1850.

The county of Suffolk, with reference to the character of its soils, may be divided into three sections, each maintaining a distinctive character. On the eastern coast lies a narrow track of sandy land, mixed with shells and other fossil deposit, interspersed with salt marshes, and varying greatly at different points in the amount of its fertility. In some places it is a light barren sand not worth 5*s*. an acre, while in others the rent rises to 28*s*. The second description of soil extends over by far the largest proportion of Suffolk, occupying the entire central and south-western districts, and consisting generally of clayey loam, resting on a subsoil of marl, chalk, or clay, and presenting in consequence a considerable variety of texture. The local term applied to it is "heavy land," in contradistinction to the "light land" which is found on either side of it. The third section into which the soil of Suffolk may be divided lies on the north-west side of the county, and a large part of it is very inferior in quality, being a blowing sand on a chalk or chalky clay subsoil. This land was a sandy waste in the time of Arthur Young, but has since been to a great extent broken up by the plough. The lighter soils of Suffolk, both on the eastern and western sides of it, are generally held by large farmers who hold, in conjunction with their tenements, portions of fen and moorish land. On the heavy lands farms are generally small, though there are some exceptions to this. They seldom exceed 300 acres in extent, and are sometimes not more than 100 and even 50 acres. The large holdings are generally in the possession of men of capital, while the small farmers are said to be ill-provided in that respect, and suffering from the pressure of the times. They are also in most instances tenants from year to year, which is not usually the case with the large farmers. The latter generally have leases varying in their duration from 7 and 8 to 14 years, but seldom extending beyond that period. Farm buildings throughout Suffolk being erected by the tenant principally, if not entirely, at his own expense, are made in a very unsubstantial manner; the side walls being of wood, the roof thatched, and the whole requiring constant repair and being a fruitful source of inconvenience and waste. The cattle sheds, the barns, and in fact all the premises are deficient in economical arrangement. Some of the more modern building are constructed of clay dried in blocks but not burnt, which is found to make a very cheap and durable wall.

The chief feature of Suffolk agriculture is the success with which heavy land farming is carried on. A large proportion of the county, embracing nearly all the central part of it, consists of what is usually termed *strong* land in contradistinction to turnip and barley land. This is not a continuous tract, however, as it is everywhere interspersed with fields of a more friable texture, which are found very valuable when held along with a clay land farm. The clay land forms not a flat, but a gently undulating country, affording ready means for draining. The soil contains generally a considerable admixture of gritty sand and some pebbles, while in the subsoil in many cases are found beds of chalky marl, which after exposure to the air are applied with much advantage to the surface. Drainage is of course the primary improvement on this description of land, and, as in scarcely any instance has the landlord hitherto contributed any portion of the outlay, this is effected in the cheapest manner. Drains, 2 feet deep and 15 feet apart, filled with bushes, are giving place to drains 3 feet deep and 24 feet apart still filled with the same material. The cost of the operation in labourers' wages is under 30*s*. an acre, and the benefits are expected to last for a 14 years' lease. The land is then gone over

again, the direction of the drains being now made so as to cross obliquely the old drains, and thus to *bleed* such as still remain open. As a long fallow is regarded a routine operation twice or thrice in the course of a short lease, so is draining looked upon as a matter of regular recurrence once every 14 or 16 years. There can be little doubt that if executed in a careful manner with tiles the work would be made complete, and this constant draught on the tenant's capital rendered unnecessary. For main drains pipes are generally used at present, and in all cases where it is found desirable that the work should be permanent, pipes or tiles are used throughout, and the drains cut from 3 to 4 feet in depth.

By the terms of agreement a portion must be wrought in naked fallow, and that receives during the summer the usual course of ploughings, being laid up in stetches for the winter and sown with barley the following spring. The whole of this division after roots and fallow should, in strict terms of lease, be sown with barley; but wheat is very frequently substituted after the root crops. Barley is drilled in on the stetch in spring, and the ground is then sown with a peck of red clover seed per acre. In some cases this is covered slightly by having the ground hand raked, which is done for about 7*d.* an acre. One-half of this division is usually sown with clover; the other, after the corn crop being removed, is prepared for beans in the same manner as already described for roots. Every crop is repeatedly horsed and hand-hoed, and the soil kept remarkably clean. Thirty-two bushels an acre of wheat, 44 of barley, 36 of beans, may be reckoned average crops on the better description of heavy lands, where the details just mentioned are carefully pursued. The management of stock is not attended with anything like the same success as the corn crops; and this department is felt by the farmers as not only barren of profit itself, but also trenching heavily on the returns of the other. The land being chiefly under the plough, the stock of cattle kept is usually purchased in autumn to be fed during the winter and sold off in spring. They are put into large yards supplied abundantly with straw, with 14 lbs. to 18 lbs. a day of corn and cake each, and 1 to 2 bushels of mangold wurzel. As few of the farmers breed their own stock, they usually comprise many varieties—polled Galloway, Scots, shorthorns, Irish cattle, &c.—and as the breeders of the best description of cattle in their native districts are now, by the extension of green crops and facilities of rapid communication, becoming the feeders also, it follows that the worst specimens of each breed now find their way to the feeding counties. The quality of the polled Scots now sent to Norwich is quite inferior to what it used to be, and nothing pays worse than a bad animal of this breed. Beginning with bad animals of their several kinds, the Suffolk farmers grudge no expense in trying to make them fat. Each bullock costs for its food not less than 40*s.* a month, and as the returns for the last two seasons have not probably exceeded 20*s.* in the increased value of the animal, there is an apparent loss of 6*l.* on each animal for the winter's keep. To the manure the farmer looks for this loss, but a little consideration will show that this is a most expensive mode of making manure. On a farm of 350 acres we shall suppose a stock of 40 cattle to be fed during six months of winter. At present prices, and with the usual mode of feeding, these lay a charge of 240*l.* on the manure. These 40 cattle make about 1,000 yards of manure; but at least one-fourth of this must be deducted for the value and bulk of straw. We have thus 750 yards of dung costing 240*l.*, or nearly 6*s.* 6*d.* a yard. This applied at the rate of 15 yards to an acre will manure 50 acres of land. But if the same sum were expended on guano, superphosphate, and rape cake, at the present prices of these articles, 120 acres of land could be annually manured at the rate of 2 cwt. per acre of each of these substance or 6 cwts. altogether, with the certainty, in our opinion, of a much heavier crop from each acre than would be yielded by the application of 15 yards of manure. By the adoption of this plan it would be unnecessary to tread down the straw in yards merely for the purpose of getting it converted into dung, as the greater amount of green crops would admit of a double stock of cattle and would afford to these a supply of much less expensive food. This, however, leads to a large question which, as it involves a change in the stock farming altogether, we have not at present space to enter upon.

On the farms of Mr. Casson, of Dennington, who holds upwards of 5,000 acres of lands, 2,000 of which are of the heavy land already described, we found some variations in the management adopted. On one farm, which is his own property, he is trying whether he cannot on the heavy land grow crops every year, without any naked fallows or root crops which are at present found so unremunerative. The course he follows here is to have (1) a bean crop, followed by (2) wheat and (3) barley, which is sown with (4) clover, and followed by (5) wheat and (6) barley. Every crop is most carefully horse and hand-hoed, all being drilled, and the land is kept quite clean. The practice has not been long enough followed to be accepted as proof of its correctness; but this much has been ascertained that by carefully horse and hand-hoeing every crop weeds are extirpated, and the yield of each of the grain crops has been quite equal, and of barley generally superior, to what is got under the regular four-course. For the work of his different farms Mr. Casson keeps a stock of about 120 horses. Two-horse ploughs are universal in both light and heavy land, and the land is ploughed, when necessary, with a deep strong furrow. The whole management of this extensive holding is conducted with great neatness and skill. The bill for oil cake, &c., for feeding, sometimes exceeds 1,200*l.* in a year, and an equal sum is expended on artificial manures.

Much of the heavy land has been broken up from pasture within recent years. The native vigour of the soil in such cases is very great, and it is usual to take several crops of wheat in succession without any manure. The mode adopted in breaking up the land at first is to pare and burn it at a cost of about 25*s.* an acre. If this can be done early enough in the season a crop of oats is taken. If too late for oats the land is sown with rape and fed off. Wheat is then taken in succession—four or five times—and great crops are reaped. On the farm of Mr. Bond, of Earl Soham (which is very neatly and well managed), the second wheat crop yielded 40 bushels an acre, weighing 69 lbs. per bushel. On this farm, besides the usual careful management of all the corn crops, the clovers are gone over by children and every weed picked out by hand.

In the cultivation of the lighter soils of the county the usual details of the four-course system are followed out with a peculiarity in the preparation of fallows for green crops which has arisen from an absurd clause in the leases and the mode of payments between incoming and outgoing tenants. Farmers are required to plough their winter fallows five times, no matter how light the land may be, even though it should be a blowing sand; and, where covenants are strictly enforced, this unnecessary expense must be incurred. But the hardship is peculiarly great to an incoming tenant, who must pay his predecessor for each of these operations, though they are in most cases rather injurious than otherwise. The year's rent and rates are likewise charged, so that the entry to a large light soil farm is a very expensive matter; the whole amounting to a charge of about 5*l.* an acre on the fallow division. Now, if this were an absolutely necessary expense we should have less to say against it; but on the farm of Mr. Bond, at Wickham Market, we found that his light land is only ploughed once in preparation for roots, which ploughing is delayed till spring. The land turns up finely pulverised; it is perfectly wrought, and produces crops which contrast favourably with those of any farm managed according to the usual prescription. We had an opportunity of ascertaining the opinions on the point of several of the most intelligent light land farmers in the county, and found them unanimous in their condemnation of it. Manure is used rather sparingly on the light land farms, and very moderate green crops are grown. So little is the turnip crop valued, that in many places it is sold for consumption by sheep at 1*l.* to 2*l.* an acre, and sometimes even less. On farms where breeding stocks of sheep are kept, it is thought that turnips which have been manured with guano, or other forcing manure, are injurious to the ewes; and accordingly to guard against this danger, the turnip crop on such farms is sown without any manure. It is not easy to understand the *rationale* of this, but it may be perhaps owing to the more succulent nature of the root and its stronger growth in spring, purging poorly-fed stock, and causing them to "warp" their lambs. On a farm managed on this plan we found the tenant complaining of meagre crops; but it is difficult to see how they could be anything else. A light, sandy soil, turnips with no manure, eaten off by a breeding flocks of ewes, are not the most favourable preparations for remunerative corn crops.

In the arrangement of farm buildings the occupier of a large farm prefers having several barns and feeding sheds at different points of his farm to having them all placed in one central position near his own house, and more immediately under his eye. He argues that a great saving of cartage ensues from this practise, as the corn crops are stacked at a barn near where they have been reaped, the roots are carried to a yard at no great distance, and the manure from both is returned to the land without heavy cartage. To suit this arrangement of buildings, portable thrashing machines, whether of steam or horse-power, are most valued in the county.

The mode of conducting harvest work is somewhat peculiar. It is usually done by task work. All the labourers are joined in the engagement, and the earnings divided among them. Seven shillings an acre for cutting and securing the crop, inclusive of wheat, barley, and beans, is paid by some farmers. This usually includes also the hoeing of the late turnip crop twice, which is done in the mornings or in weather not suitable for corn harvest. For this sum the people cut the crop, pitch it into the carts, and build it in the rick yard. The carters are paid separately, and the thatching is done separately by task work. At this rate of payment they earn 1*l.* a week, but work hard for it.

Soot is used pretty extensively as manure, especially on farms much over-run with game. It is believed to protect the crop in a considerable degree by rendering it distasteful to the game. On asking a farmer the present price, he said it was rather scarce this season in his neighbourhood on account of a large demand from Lord Rendlesham, who requires it for application to a game farm which has been lately thrown on his lordship's hands.

The farm carts seem very cumbrous and heavy, and might with much advantage have some of the skill which is so conspicuous in the drills and horse hoes applied to their construction. Ploughs are generally of wood, with the wearing parts of iron, and almost universally with only one handle, and a cross pin by which to guide.

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HENRY REW

(ASSISTANT COMMISSIONER)

ON THE

POULTRY REARING AND FATTENING INDUSTRY

OF THE

HEATHFIELD DISTRICT OF SUSSEX.

Presented to both Houses of Parliament by Command of Her Majesty.

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THE HEATHFIELD DISTRICT OF SUSSEX.

To Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

Norfolk House, Norfolk Street,
London, W.C.,
June 28th, 1894.

Sir,

1. I have the honour to present the following report on the poultry rearing and fattening industry in the Heathfield District of Sussex.

I.—Area of Inquiry.

Definition of district.

2. My instructions being to visit and report upon the Heathfield District, I had in the first place to endeavour to define the area within which the inquiry ought to be limited. This was not altogether easy, and so far as one branch of the inquiry was concerned, it was practically impossible. The rearing of chickens which are brought into the Heathfield District to be fattened extends over a considerable part of Sussex and into the borders of Kent and Surrey, while it also, as will be seen, goes on to some extent in Ireland. For practical purposes, however, the "poultry district" may be said to comprise the parishes of Rotherfield, Buxted, Mayfield, Uckfield, Heathfield, Burwash, Brightling, Framfield, Waldron, Dallington, East Hoathley, Warbleton, Chiddingley, Hellingley, and Ashburnham. The whole of the trade lies within an easy radius of Heathfield and Uckfield railway stations, from whence the bulk of the poultry fattened in the district is sent, the former station receiving about five-sixths of the total quantity.

II.—Physical Characteristics of District.

Geology; soil and aspect.

3. Geologically the district lies on the Hastings Sands, which consist of beds of sand, sandstone, shelly limestone, ironstone, and clay. The land is naturally light, and probably much of it has been reclaimed within living memory from a condition of heath. The district is hilly, with deep valleys between the hills, and it is well wooded, the hedges being as a rule high and luxuriant around the small enclosures. It seems possible that the warmth and shelter afforded in these hollows, well protected as they are from cold winds, may have conduced to the rearing of early chickens, which is the foundation of the industry of the district.

III.—Agricultural Features of the District.

Area and produce of crops.

4. Tables supplied by the Board of Agriculture are given in Appendices I. and II., which show in detail for each parish in the district, the area under the several crops, the number of each kind of live stock kept in 1881 and 1893 respectively, and the produce per acre of the chief crops in 1891, 1892, and 1893.

In 1881 the total cultivated area was 65,493 acres, and in 1893, 66,631 acres. In the former year there were 1,322 occupiers, with an average of 49·54 acres apiece, while in the latter year there were 1,357 occupiers, with an average of 49·10 acres each.* Permanent pasture has increased in the 12 years from 33,829 acres to 41,285 acres. Whereas, therefore, in 1881, 51·6 per cent. of the cultivated area was returned as in permanent pasture, in 1893, 61·9 of the cultivated area was so described. There was consequently a considerable reduction in the land growing corn, but it is worthy of note that while the area under wheat diminished by 36 per cent. that under oats decreased by only 12 per cent. The substitution on much of the arable land of oats for wheat may be attributed partly at least to the special circumstances of the district, inasmuch as there is a large local demand for oats as food for poultry. It is worthy of note that in the three years 1891–93 the yield of wheat was only in one parish (Burwash) up to the average for England, while the yield of oats was, in 1891 in six parishes and in 1892 in three parishes, above the average of the rest of the country. In 1893 the oat crop was a failure, and much below other districts. There is a considerable extent of hops grown on the larger farms of the district. The land is,

* The alteration in 1892 of the basis of the Returns from occupiers of over a quarter of an acre to occupiers of over one acre somewhat, but not very materially, affects this comparison.

except in places where the clay lies, light, and though it is common to plough with three horses in line this is due rather to the large extent of uphill work than to the difficulty of working the soil.

IV.—Origin of the Industry.

History of the district.

5. I have not attempted to ransack ancient history to discover when the rearing and fattening of poultry first became a special feature of the district, but I gathered from those who have given attention to the question that its origin dates from time immemorial. Certain it is that long before the railway era the industry was of such importance that there was a regular service of four-horse waggons running three times a week to convey the dead poultry to London. It has already been suggested that the physical characteristics of the district, the sandy soil, and the sheltered valleys may possibly have conduced to the establishment of the industry. The district was at one time a wild heath, and many of the earlier inhabitants were probably "squatters" on the land. They are said to have had a reputation for independence, and indeed lawlessness, up to within recent times. Heathfield, it may be mentioned, claims the distinction of being the scene of the death of the famous Jack Cade. The fact that up to the year 1720 Sussex was the principal seat of the iron manufacture, and that in the Heathfield District are still found, both in the names of farms and fields and in the deposits of "slag," traces of numerous furnaces, indicates the existence of a population who were not solely dependent on the tillage of the soil, and who might naturally possess considerable enterprise and commercial instinct.

Earlier inhabitants.

Native breed of fowls.

6. It was suggested to me that the existence of a native kind of fowls of superior excellence for the table, and having an accommodating propensity to sit early and often, led the inhabitants, on recognising their good qualities, to devote special attention to the rearing and fattening of them. I am bound to say that, apart from actual evidence, it seems quite as probable that the industry developed the fowls as that the fowls originated the industry. In other words, the undoubted adaptability of the fowls of the district to its particular ends may be the effect and not the cause of the attention given to their rearing and breeding.

V.—Growth and Present Extent of the Industry.

Increase of trade.

7. Such speculations, however, are of little practical value, except in so far as they bear slightly on the question, whether the industry peculiar to the district round Heathfield might be equally well carried on in any other. That of late years the trade has very largely increased is certain. Ten years ago, according to an estimate made by Mr. Head, the station master at Heathfield, the dead poultry sent from his station was of the total value of 60,000*l.* per annum, whereas now the value is about 140,000*l.* Mr. Head has had 14 years' experience of the trade, and he states that its increase has been year by year continuous, and he thought that within the past three years there had been an increase of something like 30 to 40 per cent.

Quantities despatched.

8. I obtained from the station master at Heathfield the total quantity of dead poultry sent away in 1893; and I also obtained from the railway carting agents at Uckfield the quantity sent away by goods train from that station in the same year. I was unable to obtain, though I applied for, the quantity sent by passenger train from Uckfield; but I have assumed that it bore at Uckfield the same proportion as at Heathfield to the total traffic. The total quantity sent from both stations during the 12 months amounted to 1,840 tons. Assuming the average weight of each chicken to be 4 lbs., this represents rather more than one million (1,030,400) chickens. Of this, 82 per cent. went from Heathfield and 18 per cent. from Uckfield. The despatch, of course, varies considerably according to the time of year, being at its least during the months of January, February, and March, and then increasing rapidly to its maximum in July, August, September, and October. The largest quantity sent in one week was recorded in "Jubilee" year, being 47 tons 15 cwts.

Two causes of increase.

9. One reason why the output of poultry has increased in recent years is that farmers of the district have "gone in for it because other things don't pay." This was expressed to me in almost identical words by some of the farmers whom I visited. Another reason is that within the last seven years considerable quantities of poultry have been sent over alive from Ireland to be fattened in the district. In 1893 there arrived at Heathfield Station, 1,014 "tops," or crates, each containing on an average about 50 chickens. This would represent, therefore, about 50,700 chickens brought into the district from Ireland, there fattened and killed, and thence despatched.

VI.—Rearing.

10. The rearing and fattening of the chickens are two absolutely distinct branches. As a general rule, the chickens are reared by one man, and fattened by another. In a few cases the "fatter" also rears some chickens, but where the two branches of the industry are carried on by the same person, they are kept entirely separate. Chickens are reared to a greater or less extent by almost everyone in the district, from the large farmer to the cottager. The "fatters," who are also termed "higglers," go out two or three times a week collecting chickens from the farms and cottages. Their journeys extend over a wide area, reaching, as has been already indicated, far outside the actual district which I visited. In the old days the higglers commonly went on foot with a sort of double-decked semi-circular cage strapped on their backs, in which to carry the fowls. Now, however, time is more precious, and distances traversed are much greater, so that the journeys are made in light carts. There appears to be a kind of etiquette by which each higgler has his own particular customers who sell to him only, and on whom other higglers do not call. They usually call on each customer about once a fortnight and clear out all the chickens which are sufficiently forward for their purpose at the market price of the day. Chicken rearers.

11. It is somewhat surprising to an outsider to find the breed of fowls in the district so nondescript. There is little or no attempt to keep a pure breed, and the class of fowls usually kept, though having a general character so to speak, are certainly cross-bred. Probably the foundation is the Dorking. In some cases the Brahma-Dorking cross is kept. One very large rearer said that he had tried almost all the breeds, many of which were greatly extolled, but that none were any good, and he was prepared to show 100 of his cross-bred fowls against 100 of any pure breed. The best of the pure breeds, in his opinion, was the Langshan, but it would not stand the fatting coops. The Indian game has been tried in one or two cases. One small farmer had just started a trial of the Indian game-Dorking cross, and another expressed his intention of trying Indian game alone. Breed

12. Mr. W. A. Haviland, of Warbleton, the Secretary of the Hurstmonceux Farmers' Club, who has devoted much attention to the subject of poultry rearing, writes:— The old Sussex fowl.

"I cannot help remarking what a great pity it is that the old Sussex fowl as it used to be found in the district round Heathfield and Warbleton some 15 or 20 years ago is being allowed to die out. As a table bird, and as a breeder of birds for the table, it was almost perfect, with its small white legs and heavy body, with good breast meat. It may not have been a prolific laying breed, but was very hardy, the chickens coming early to maturity, and being easy to rear in the early months of the year. In colour, no doubt, it varied a good deal, the hens being mostly speckled or brown, and the cocks either red or grey, with a long single comb. I have no doubt that it was to this good old breed that Sussex owed her reputation for sending good chickens to the London markets."

Mr. Haviland and others have urged these views for some time past, and it was admitted that the advice had been of good effect, and that at the present time there is considerable attention devoted to the maintenance of a good class of fowls. The cottagers take a great pride in their "roosters," as the breeding cocks are commonly termed, and show great keenness in buying a suitable one, so as to maintain their stock, and to guard against the evil of in-breeding, to which they are thoroughly alive. The cottager, with his dozen hens, will be as much concerned in the choice of a suitable "rooster" as the owner of a pedigree herd in the purchase of a new bull.

13. The system of rearing adopted can be best described by extracts from evidence given by individuals, selecting a few as typical. I drove and walked over the greater part of the district and visited many of the farmers and small holders. With a few exceptions I am bound to say that I found no great willingness to give details. There was an evident, and perhaps not altogether surprising, reluctance on the part, especially of the smaller men, to give information which they probably thought might enable or induce other districts to enter into competition with them. Collection of evidence.

14. Mr. Nelson Kenward, of Waldron, is one of the largest rearers in the district, and he gave most valuable evidence. I paid two visits to his farm, and I desire especially to acknowledge the thorough and painstaking way in which he replied to all my inquiries. He farms 200 acres, about two-thirds being grass land, and 8 acres under hops. He laid down two fields to pasture about eight years ago, and they are now coming to a good turf, having had practically no dressing but fowl manure. This Mr. Kenward's practice.

was a good instance of the value of fowl manure as a dressing. It was applied at the rate of about 14 or 15 cartloads per acre, and Mr. Kenward considers that "one load of "chicken manure will go as far for any crop as two loads of ordinary farmyard manure." No manure is purchased, but a very large quantity of corn is bought, about 850*l.* being spent last year in this way. The stock on the farm at the time of my visit were 10 cows, 18 two-year olds, 10 yearlings, 10 calves, and 7 horses. No pigs or sheep are kept. Only 3½ acres of wheat were grown last year, the main cereal crop being oats which are fed to the fowls.

"Coops" for chicken.

15. Mr. Kenward rears about 8,000 chickens per annum. At the time of my visit I saw 50 coops set out, at intervals, round a 12 acre pasture, each coop covering a hen and brood, the chicks ranging from those just out of the shell to those nearly ready to go away from the hen. The chickens are fed four times a day on oatmeal mixed with milk while in the coops, and three times a day after they leave the hens. The larger fowls get ground oats twice a day and whole wheat once a day. The coops used are of a pattern invented by Mr. Kenward, having a double flap in front, the first part being turned down in wet weather affording good shelter, and still leaving an opening for light, air, and access, and the second part when turned down completely shutting in the inmates for the night. It is very simple but very effective, and the mere saving of time in going round a large number and shutting them up for the night is alone sufficient to recommend it. In proof of its protective efficiency it is sufficient to state that only twice have foxes got at chicks out of the coops, in one case the back being torn off, and in the other the coop turned over bodily.

Sort of fowls kept.

16. The sort of fowls here kept is the Brahma-Dorking cross. Mr. Kenward has tried several pure breeds, but has given them up. He stated that he bought half a dozen Orpingtons lately, but "wrung their necks in a few weeks in disgust." He has been farming about 18 years, and went in for poultry about 10 years ago, because he was "bound to find something beyond corn and stock to make his farming pay in these times." He began modestly at first and has gone on increasing gradually, which is, he considers, the only safe way to work. He does not believe in poultry farming pure and simple, but thinks that fowls must be kept on a farm, even on the largest scale, as a branch of the business and not as the sole product of the land. Cows and chickens are, as I learnt from several witnesses, complementary to each other. The main reason for this is that the chickens take the skim milk which is, indeed, necessary for them. Mr. Kenward, for instance, not only uses all his own skim milk, but buys a considerable quantity as well, though this is really a part of the fattening business which I wish to deal with separately. The number of cows in the district has increased from 4,548 in 1881 to 5,486 in 1893 (*see* Appendix I.).

Cows and chickens.

Use of skim milk.

17. The rearing chickens go over the farm field by field, in rotation. The coops which I saw on the grass land would, I was told, be all removed in a few days on to the arable land. When the chickens come from the coop they go into movable wooden houses or "night hutches," of which Mr. Kenward has about 25. These, of course, allow entire freedom to the chickens to range during the day over the field in which they are placed, being only used to shut them up in by night and as shelter during the day. The dimensions of those used by Mr. Kenward are 5 feet 6 inches by 2 feet 8 inches and 2 feet 6 inches high, and they are raised 18 inches from the ground on four stout legs. They are lifted, by means of a pair of handles at each end which enable them to be moved about (sedan chair wise) by a couple of men very readily. The bottom of the hutch is a wooden "grating," and over this Mr. Kenward puts a false bottom of wire netting. This allows plenty of ventilation and at the same time affords ample protection against foxes. There were, in addition two or three larger houses about 8 feet by 6 feet, and 6 feet high, mounted on small travelling wheels which are used for sitting hens. These, however, were for the most part accommodated in fixed wooden houses. One of these fixed houses was in the centre of one of the fields of new pasture already mentioned, and another in a piece of rough pasture not very far removed from the condition of heath. The latter, by the way, was an old railway coach taken off its wheels and cheaply converted. Cattle graze amicably enough in the same fields with the poultry, the fixed houses being protected by a guard rail, and the movable huts by a couple of hurdles placed in front of them thus

All the houses and coops are made on the farm.

Night-hutches.

Hen houses.

18. The success of rearing depends so absolutely on individual care and unremitting attention that there is naturally some difficulty in getting efficient labour. Mr. Kenward solves the difficulty by an adaptation of the principle of profit-sharing, analogous to that commonly adopted by flock-owners with their shepherds. The men who attend to the rearing of the chickens get a regular wage of 15*s.* per week, and a commission averaging 9*d.* per dozen on all the chickens which they successfully rear. Labour.

19. I may take as the next type a small farm of 56 acres which I went over. Here there were about 500 chickens in coops and about 100 hens. The system adopted was substantially the same as in the former case. The chickens get ground oats and water and are fed on this alone four times a day while in the coops. Afterwards they are fed three times a day and get some maize as well as ground oats. I may mention here that ground oats are universally used both for rearing and fattening throughout the district. I was told that barley meal is "too heating" and that maize is objectionable for the same reason. On this farm the fowls are of the "old breed of the county." They cannot be otherwise described though they "favour" the Dorking, but without, as a rule, the fifth toe which is the distinctive mark of that breed. The first broods are got in December, and they were at the time of my visit (March 30th) just put up for fattening. The chicks are not allowed access to water, and are considered to thrive better without it. The practice here is to rear cocks for stock and to buy in pullets, the more ordinary practice being just the reverse, viz., to buy cocks and save pullets. A dog is kept chained up in the field where the chickens run to frighten off any animals which may attack them. Rooks are the worst foes to chickens. Fatting is carried on also, but at a separate small holding of six acres. It is essential that the fattening should be kept entirely distinct from the rearing. On a 56 acre farm.

20. One of the most noteworthy instances which came under my notice was that of a young man whose farm of 27 acres I visited. He had just purchased the holding and had been in possession about six months. He was 33 years of age and started life as a labourer. He struck me as being unusually intelligent, thrifty, and hard-working, in fact he attributed his success entirely to unremitting work. Every day he said, week in and week out, he worked as long as there was daylight. But he formed a striking example of what can be done by means of poultry, for he began with rearing a few fowls, gradually increased his stock and then started fattening, and so, step by step, attained his present independent position. He had at the time of my visit a large number of coops in a nine-acre field of grass, which had been laid down three years previously. He rears about 600 chickens himself, and collects once a week for his fattening shed, being away the whole day with his horse and cart. He showed me his horse of which he was evidently and justifiably proud, a handsome mare which might very probably be worth 40*l.* He had five cows of the Jersey-Shorthorn or Jersey-Sussex cross, and a few sheep. The farm is now all grass, and since he had come into occupation, he had grubbed a piece of plantation and sown it down with grass. He had erected a range of fattening sheds and pens, largely by his own labour, and he had also made all his own coops. He was just thinking of buying a separator to deal rapidly with the milk, making butter, of course, from the cream, and using the separated milk for the chickens. He was also about to try an experiment in crossing the Indian game and Dorking, as he believed that this ought to produce a good class of fowl for his purpose. On a 27 acre farm.

21. A still smaller farm, of 19 acres, may be cited as an example. Here, the farmer, with his wife and son, carried on practically the whole business, the chicken being managed mainly by the two latter. The farmhouse, which was only a fairly commodious cottage, abutted on the road, and more than 20 coops, each with its brood of chicks, were ranged under the hedges on the adjacent roadside. Two or three or half a dozen coops together by the roadside are a common enough sight in the district, but this was the largest number which I saw belonging to one person occupying the public highway. I was told, however, by many persons that chickens never do so well as by the roadside, the grit from the roads and the insect life in the hedge banks probably conducing to keep them healthy and thriving. On this farm about 600 chicken are reared during the year. The farm is all grass and five cows are kept. Butter is made from the cream and averages 13*d.* per pound for six months and 15*d.* per pound for six months. Fattening has only recently been started; the son, a bright lad of about 18, having been away for two years and learnt the business and returned to start it on his father's farm. They agreed, however, that rearing paid best, the margin being so small in the fattening business owing to the competition among the higglers for chickens, and the fact that the demand exceeds the supply. A good many chickens were bought for fattening from On a 19 acre farm.

the district of 10 miles round. The cost of rearing a chicken was put at 1*s.* on an average all round, and they make prices ranging from 1*s.* 8*d.* to 3*s.* or 3*s.* 6*d.* Of course, the majority only fetch the lower prices, and comparatively few come in at the time when high prices are made. Still, it is evident that the margin of profit is a good one. On the other hand, the fattening often does not give a margin of more than 9*d.* or 1*s.* apiece between the cost price and the sale price.

Labourer's experience.

22. Most of the labourers and cottagers in the district keep a few fowls, and rear some chickens for the higglers. One case I may quote as fairly typical showing how a man may start. He is employed as a farm labourer, and gets 15*s.* per week wages, out of which he pays 2*s.* per week for his cottage, with a good garden. His employer lent him 24 hens and two cocks, and a movable house, and allowed him to run the fowls over his fields. From this stock he reared chickens all the year, selling them at from 1*s.* 8*d.* to 3*s.* 6*d.* each, and contriving by good management to get a large number in April, when they fetched about the highest price. He spent 17*l.* in ground oats and maize, the bills for which I saw, and at the end of the year he had made a clear profit of 20*l.*, and after returning the 26 stock fowls had six pullets left to go on with. No doubt from this he will go on, and with ordinary good fortune, may soon be on the road towards becoming a small holder. This is a fair instance of the way in which, with intelligence and thrift on the part of the man, and a little generosity on the part of his employer, a labourer may obtain what is really a start in life towards independence.

Cottagers' fowls.

23. The cottagers' fowls are, for the most part, looked after by their wives. They are reared by the roadside, and need constant attention. In walking about the district I frequently inquired about them. I may quote the answer of one old woman whom I accosted as she was shutting up a coop at evening on a patch of waste land by the roadside some 20 yards from her cottage. "Oh, yes," she said, "they pay in "a way, but they cost me a good many steps and a lot of bother." It was difficult to get any more definite answer than this, which represents the tenour of many replies.

Small tradespeople.

24. One other case may be cited as a representative one of the small tradespeople class, *i.e.*, of those who are a step above the labourers, and do not actually live by the land. An intelligent man, a carpenter by trade, and parish clerk, showed me his fowls. He keeps a Brahma-Dorking cross, and gets chickens all the year round except in the autumn. The chicken are reared and fattened at home, so that all the profits are secured, including the feathers, but no attempt is made to collect others for fattening. During the season about a dozen per week are sold. He rents about six acres of grass land, keeping a couple of cows. The chickens are hatched out on the grass, and brought at once into the garden ground, as they are thought to do better there than on the grass when very young. This man stated that a relative of his who had a small grass farm of 13 acres made 20*l.* profit by rearing fowls in the previous year. He was reticent as to his own profits, but I gathered that the chicken added an appreciable sum to his year's income. This was one of the few instances I found in which the chickens were fattened by the rearer without any attempt to go into the fattening business. I judged that the constant attention and skilfulness of the wife were here largely accountable for the success attained.

Disease.

25. The one drawback to the industry of chicken rearing is the risk of losses by disease or by natural enemies. The former risk is the most serious. One occupier of 160 acres, who rears about 2,000 chickens per annum stated that last year he suffered heavily because his neighbour "did not keep his fowls clean," and that, consequently, they got distemper, and infected the poultry on adjoining farms. Another occupier of 200 acres, who rears largely, said, in reply to my inquiry, that he never had any great loss by disease, and that "there was no need to if the place is kept well lime-washed and clean." Many stated that they lost fowls occasionally from disease, but on the whole the system of management is arranged by experience, so as to guard against this risk.

Poultry farms.

26. I did not, somewhat to my surprise, find a "poultry farm," pure and simple, in the district. Several attempts have been made to establish one, but they have been given up after more or less perseverance. Practical farmers, such as those I have referred to, who rear large numbers of chickens, insisted that only in connexion with, and as a branch of, farming would many fowls pay. Mr. Haviland, whose knowledge

both of the subject and the district is great, stated that "no poultry farm lasts more than three or four years." Theoretically, he considers it possible that a poultry farm might be successfully managed, but he could cite no example in the district.

27. Losses of chickens by rooks were most complained of. One farmer, who rears some 3,000 chicken per annum, said that rooks are "our greatest enemy." They had carried off 50 in the previous week, and, he added, "what our country gentleman "want to harbour them for is a mystery I fail to solve in these cruel times of "agricultural depression." Stoats, weasels, and rats are also troublesome. Game is, however, preserved to a considerable extent in the district, and the game-keepers, therefore, are active allies of the chicken-rearers in waging war on vermin. I heard little of depredations by foxes, but I am disposed to think that the district is not "healthy" for them. Natural enemies.

28. It might naturally be thought that incubators and foster mothers would be almost universally used, but they are less common than might be supposed. Indeed, in the heart of the district they seem comparatively little used, though they are to some extent in vogue among rearers a little more remote. It was stated to me that while there was no difficulty at all in hatching artificially, it was not so easy to rear artificially. It was also suggested that naturally reared chicken are preferable for fatting purposes to those which are artificially reared. This, however, is an opinion which I did not verify. Incubators.

VII.—Fattening.

29. I visited several fattening establishments of different sizes. The largest was that of Mr. Oliver who turns out about 100 dozen chickens per week, or say, 62,400 per annum, the actual number in the week previous to my visit having been 110 dozen. The smallest was at the back of a cottage at Maresfield, where I found in a little outhouse the proprietor and his son engaged in plucking and stubbing a couple of dozen chickens which had been just killed and represented the day's output. In the former case information was freely given, but in the latter my inquiries were met with evasion and even resentment. The former, however, is more representative and I visited others practically similar in arrangement though somewhat smaller in extent. Fattening establishments.

30. The "fatter" or "higgler" as has already been indicated, collects chickens periodically from the rearers. If he has a large business he may collect every day in the week from different parts of the district, but more commonly he makes his journeys on one or more fixed days each week. The chickens are commonly taken at from three to four months old, the price varying according to the season. The fact that the higglers, as one of them expressed it, "run over one another," and are rarely able to get as many chickens as they would like, tends to secure the rearer the full market price of the day. Higglers.

31. The chickens are taken in "tops" or crates to the fattening yard and at once placed in the fattening pens. These are lightly constructed wooden cages having the sides, front, and floor made of bars and the roof of board or corrugated iron. The cages are elevated on a staging about 4 feet from the ground and are subdivided so that each compartment will hold four fowls, leaving them just room to turn about. A feeding trough is hung in front of the pens and there is often a covering of some kind which can be drawn down in front for protection against the weather or for warmth. The fattening pens are frequently, though not always, under cover of an open, or partially open, shed. Sometimes they are placed in a barn or other building for the winter and in the open air for the summer. The droppings fall through the bars of the pens and are collected periodically. Earth or litter of some kind is usually placed to catch them; in one case chaff being used for the purpose. Strict cleanliness, with a plentiful use of lime-wash and carbolic, are considered essential by the best fatters. System of fatting.

32. After being put up in the fattening pens, the chickens do not again touch ground, being taken out only to be killed. The period of fattening varies slightly, some chickens being "better doers" than others. It is seldom less than three or more than four weeks. The chickens are fed twice a day on ground oats mixed with skim milk and enriched with fat. Beef or mutton fat is commonly used. Mr. Kenward uses Australian mutton tallow which is imported to this country in large barrels, and is mainly used, I believe, for soap making. This costs from 30s. to 40s. per cwt.

Cramming.

The fat is melted and mixed with the ground oats and milk. For the first half of the fattening period the chickens feed naturally, but during the latter half they are "crammed." This operation used to be performed by hand, but now it is almost invariably done by means of a cramming machine. The operation of mechanical feeding is performed by means of these appliances with great despatch. The machine is wheeled down between the fattening pens. The fattener, who must, of course, be a man of experience, has a stool on which he sits in front of the machine. He thrusts his arm into a pen and pulls out a chicken, places it between his knees and pushes the flexible india-rubber tube of the machine down the throat and into the crop of the fowl. A boy in attendance takes a turn of the crank wheel of the machine, thus forcing a certain portion of the food into the crop of the fowl, which is then replaced in the pen, and the next dealt with in the same manner and so on down the whole line. Some machines are worked by a treadle so that the boy may be dispensed with. The price of a cramming machine is about four guineas.

Killing, stubbing, and packing.

33. It is usual to kill three times a week. The chickens are plucked immediately they are killed. The "stubbing" is done very much by women and children who get as a rule 6*d.* per dozen. When stubbed the carcasses are placed in a row in a kind of trough with a heavy weight along the breasts. This gives them a square compact appearance, and they are then closely packed in "peds" and despatched by the carrier who calls at each of the chief fattening establishments on Monday, Wednesday, and Friday in each week.

Carriage to market.

34. The London, Brighton, and South Coast Railway Company appear to give sufficient facilities for the traffic to London by attaching a special van to a passenger train three times a week. This van is generally filled, and often is insufficient to take the whole quantity. The great bulk goes to Leadenhall and Central Markets, London, but some to Brighton, Hastings, Worthing, Chichester, and other southern towns. The rates and conditions issued by the railway company are given in Appendix III. The general charge is 20*s.* per ton, including delivery, for consignments over 10 cwt.

"Carriers."

35. The system of collecting the dead chickens and conveying them to market is very completely organised. There are two "carriers" in the district who, between them, deal with practically the whole of the trade. They charge 1*s.* per dozen for collecting, conveying, and delivering to market, including the freightage by rail. The producer, therefore, does not come into direct contact with the railway companies. The chicken are consigned to salesmen who return accounts showing the number of fowls sold and the price realised. Here are two accounts which I copied as specimens:—

	£	s.	d.
25 fowls—18 at 5*s.* 6*d.*	4	19	0
7 at 4*s.* 6*d.*	1	11	6
	6	10	6
Commission	0	5	5
Cheque herewith	£6	5	1

	£	s.	d.
24 fowls at 5*s.*	6	0	0
Commission	0	4	6
Cheque herewith	£5	15	6

The salesmen, as a rule, deduct the amount for collection and carriage, *i.e.*, 1*s.* per dozen, and transmit it direct to the carriers. The usual charge for carriage and commission amounts to 2*s.* 6*d.* per dozen. At one time, I was informed, it was the practice for the salesmen to send the whole amount, after deducting their own commission, to the carriers who distributed it to the consignors after deducting the carriage. This, however, is not now common, the cheques being sent, as above described, direct to the fatters.

"Surrey fowls."

36. Chickens from the Heathfield District are for some inscrutable reason generally known in the London market as "Surrey fowls" and the quotations of them are included under that heading in the papers. Only a few "Surrey fowls" strictly so called appear in the market.

37. I made special inquiry as to whether the system of middlemen was satisfactory to the producers. The general reply was in the affirmative, and the middlemen's charges were considered to be fair and reasonable. It was admitted that it was not altogether satisfactory to be entirely in the hands of the salesmen as regards the prices realised without any means of checking his accounts. This, however, is a complaint common to producers of most kinds of agricultural produce sent to the London markets. The only practical check, and one which is not infrequently adopted, is to send to more than one salesman, if possible, in different markets. The prices returned by one therefore, presumably, are a check upon those returned by another. Nevertheless it must be acknowledged that the system is commercially unsound, though it is difficult to suggest a practical means of improving it. The collection and publication of official returns of prices by the market authorities is the only help which at present it seems possible to give in this direction. I shall deal with the prices realised under the heading of financial results. Middlemen's profits.

38. The question of labour is, of course, an important one to those who fatten on a large scale. In one case as many as 10 men are regularly employed in addition to women for stubbing. Wages are about 18*s.* per week, the ordinary wages for farm labourers being 13*s.* per week with a cottage and 15*s.* without. In one case the head fattener gets 25*s.* per week, including a house. "Stubbing" is largely done by women and children and is paid for, as previously stated, at the rate of 6*d.* per dozen. One large fatter pays over 50*s.* per week for "stubbing" alone. Labour. Wages. "Stubbing."

39. Every fatter has a certain quantity of grass land on which to make use of the manure from the fattening pens. The coarse feathers are also disposed of as manure. The manure is sometimes applied raw, sometimes mixed with earth. The largest fatter has 40 acres of land for this purpose. Another who fattens about 80 dozen per week and was the next largest visited, has about 30 acres. A few cows are kept mainly to supply the skim milk for fattening. Of course, in some cases, the fatter is also a farmer and rearer as well, but I refer here to the "higglers" pure and simple. Land occupied by fatters.

40. Caponizing seems to be very little practised. One of the "carriers," who are in a position to know the district as well as anyone, only knew of one man who practised it, and that was outside the district specifically included in this report. Another witness, a fatter, said he had heard of the practice being tried in the district, but could not tell with what result. Others whom I asked could give me no information on the subject, and I believe that it may be taken that it is only carried out in exceptional cases. Caponizing.

41. Ducks and turkeys are fattened to some extent in the district, the latter rather largely for the Christmas market. One witness said he had tried sending ducks to London, but though they were "splendid" they would not make the top price, because they did not come from the Aylesbury District. Ducks and turkeys.

42. The Irish fowls which are brought into the district to be fattened (*see* para. 9), come, I was informed, from the neighbourhood of Waterford, Carrick-on-Sour, Kilkenny, Tullamore, Wexford, &c. They are sent in "tops" containing four dozen, or 50 each. I saw one truck-load at Heathfield Station, containing about 300 altogether. They are about eight months' old when they arrive and are considered coarser and slower feeders than the chickens of the district. They take as a rule fully four weeks to fatten. They are bought during the winter months to supply the deficiency in the home supply. The first arrivals come in November and the last in April. There is a certain per-centage of loss in transit amounting to one to two dead out of six dozen. Occasionally also they are injured. The carriers buy them largely to sell to the smaller fatters. There is a prejudice against them in some quarters. Mr. Kenward stated that he would not have one in his place; another fatter in a very small way said he had tried them but would not have any more. In point of fact, it is evident that they are only used from necessity, *i.e.*, owing to insufficient home supply, and not from choice. A few chickens, I was informed by one carrier, come from Wales, but this is only a limited trade. Irish fowls. Welsh chicken.

VIII.—Financial Results.

43. If, as I have already reported, I found a tendency to reticence as regards the details of rearing and fattening, it will be readily imagined that this applied specially to the question of profit or loss. In most cases I could get nothing but vague statements of no value. I have quoted (para. 23) a typical reply of a cottager. A farmer occupying Reticence as to profit or loss.

160 acres, and rearing about 2,000 chickens per annum, said in answer to the question that "profits depend on luck," and that is representative of many replies. The interpretation of the saying I have no doubt is that in ordinary years and with average good fortune chicken-rearing is distinctly profitable, but, of course, if from any cause there are heavy losses either in hatching out or during rearing, the balance may be considerably on the wrong side at the end of the year. I was informed of one man who lost 150 chicks out of about 600, and of another who set 1,000 eggs and only reared 250 healthy chicks; but such cases are, I think, rare.

Cost of rearing.

44. Several witnesses placed the average cost of food for rearing a chicken at 1*s.* One farmer, who rears about 8,000 per annum, said this was the cost on a large scale taking the year through. Another farmer said this represented the cost in summer, but that at the time of my visit it was more, "as the chickens need more care and are "longer before they are ready for the higglers." The wife of a small holder of 19 acres put the average cost of food at 1*s.* per chicken. The keeper of a country inn, also a farmer, who had reared about 200 chickens per annum for the last 20 years in a couple of small fields behind his premises, said that the cost of food might be reckoned roughly at half the gross returns. Thus, he said, "if you spend 30*l.* in food you should get 60*l.* gross returns."

Cost of fattening.

45. The cost of fattening was stated to be about 8*s.* to 9*s.* per dozen. One large fattener, whose business had been established about 30 years, said he "could hardly make it pay," and others said much the same, but such statements are naturally elastic, and the fact that new men are constantly going into the business while the old ones maintain their position is sufficient indication that it is not unprofitable.

Rents.

46. It is, of course, obvious that there are other items besides food which go towards the cost of producing a chicken, such as rent and labour. Farm rents are about 1*l.* per acre on an average. On one farm of 200 acres (with 20 acres of hops) it was 30*s.*, and small pieces of accommodation grass land naturally fetch more, but Mr. Scott, of Heathfield Park, stated that 1*l.* per acre was the average rent of the small farms, and the evidence given by tenants in the main corroborated this statement. I have already referred to the price of labour.

Cheap corn.

47. The cheapness of corn was stated by more than one witness to be an advantage. The interest of some of the farmers in the district has in point of fact altered since they have taken up poultry rearing because of the low price of corn. A good deal of corn, especially the oats grown in the district, is fed to fowls, but the Russian white oats are said to be the best for poultry, and are usually 2*s.* per quarter cheaper than the black oats, which are the sort mostly grown in the district. One farmer put the average crop of oats in the district at 48 bushels per acre. Last year (as will be seen by the table in Appendix II.) they were less than half that yield. The following were the average prices per quarter of corn at the returning markets of Sussex last year (1893):—

	Quantities returned.			Average Price.		
	Wheat.	Barley.	Oats.	Wheat.	Barley.	Oats.
	Qrs. Bus.	Qrs. Bus.	Qrs. Bus.	*s.* *d.*	*s.* *d.*	*s.* *d.*
Chichester	27,175 6	6,082 4	5,314 4	27 7	28 7	18 3
Lewes	7,404 1	7,025 4	1,350 4	26 9	33 10	17 10
Hayward's Heath	1,381 7	41 0	347 2	27 9	22 7	18 0
Brighton	18,263 7	13,695 0	1,137 4	27 3	33 11	19 9
Horsham	4,567 3	695 0	2,121 3	28 2	26 4	19 1
Pulborough	3,651 4	2,042 0	668 1	27 10	31 2	17 7

Prices.

48. The prices obtained by rearers range from 1*s.* 8*d.* in summer to 3*s.* 6*d.* or even 4*s.* apiece. The time of my visit was one of high prices, the early chicken coming in in March and April, making 3*s.* 6*d.* to 3*s.* 9*d.* and 4*s.* without difficulty. The top price is reached in May, and after June prices begin to fall rapidly. The prices made by the fatters vary according to the quality and size of the particular birds. The following is a list of prices realised last year by a large rearer and fattener who aims at maintaining a high reputation for his chicken, and who, therefore, probably secured

rather more than the average prices at market. I took them from accounts produced :—

Prices made month by month.

January, 3*s.* to 5*s.*
February, 3*s.* to 5*s.*
March, 4*s.* to 5*s.* 6*d.*
April, 5*s.* to 6*s.*
May, 5*s.* to 6*s.* 6*d.*; 10 sold at 7*s.*, highest price realised.
June, 4*s.* to 6*s.*; lower prices towards end of month.
July, 4*s.* to 5*s.* 6*d.*; large supply, 100 sent at a time.
August, 2*s.* 6*d.* to 4*s.*; prices fell rapidly after first week.
September, 3*s.* to 3*s.* 9*d.*
October, 3*s.* to 3*s.* 6*d.*
November, 3*s.* to 3*s.* 6*d.*
December, 3*s.* to 4*s.* 9*d.*

All these were sold either at Leadenhall or Central Market, London.

Prices at markets.

49. In Appendix IV. I give a statement, which I have compiled from the "Times," of the prices current week by week for 18 months for the different classes of poultry at the Central Market. The Heathfield chickens come under the category of "Surrey fowls," which it will be seen fetch the highest prices with the exception of "capons," which is a description applied to exceptionally large and fine fowls whatever their origin. It will be observed that the classification adopted is peculiar and certainly defective, inasmuch as it entirely ignores the enormous quantity of French, Russian, and other foreign poultry sold in the market. Presumably they come under the heading of "English chickens" "Bostons," it may be explained, mean Lincolnshire fowls. A large salesman at Leadenhall Market informed me that 3*s.* to 4*s.* 6*d.* would represent the average prices made by Heathfield chickens from February to July, and that for the rest of the year the price would be from 2*s.* 6*d.* to 3*s.* 6*d.* Another salesman in the same market put the average price at 5*s.* 6*d.* "during the London season."

Profits from poultry on 240 acres.

50. A farmer occupying 240 acres on the outskirts of the district furnished me with some details of the results of his poultry rearing. His wife began in a small way about 25 years ago, and gradually increased until now he rears from 2,500 to 3,000 chickens per annum from 100 hens. He has one son and daughter at home, and he stated that he is "blessed with a good wife (which is the principal item) *and we all work.*" He has about 30 acres of arable, 30 acres of hops, and 5 or 6 acres of fruit and market garden, the remainder being pasture. He keeps from 12 to 14 cows, makes about 60 lbs. of butter per week, and rears calves and pigs with the separated milk. He keeps about 60 breeding ewes, and fats out 10 or 12 beasts per annum. He grows very little corn, and consumes nearly all he grows, having only sold two quarters of wheat for the last two years. He grows a considerable quantity of vegetables and fruit, the picking and packing of which he personally superintends. The son sees to the chickens and lambing, and the wife and daughter make the butter and tie up the asparagus for market. The labour bill is 10*l.* per week in winter, and 15*l.* in summer, the hop picking costing 300*l.* extra. He rears chickens mostly by the aid of incubators and foster mothers, beginning to set eggs in December, and leaving off in May. Eggs are sold during the latter part of the year when they fetch the best price in Hastings. The chickens are sold to a Heathfield higgler, the price realised then (early in April) being 3*s.* 6*d.* each. The returns for two years, which were given me, were :—

	£	*s.*	*d.*
1893—2,228 chickens	288	19	6
450 dozen eggs	23	18	0
	£312	17	6

	£	*s.*	*d.*
1890—3,150 chickens	338	3	0
Eggs and ducks	18	0	0
	£356	3	0

The food purchased was reckoned as follows for each year:—

	£	s.	d.
About 60 qrs. ground oats - - - - -	60	0	0
„ 50 „ maize - - - - -	60	0	0
	£120	0	0

To this, of course, must be added the corn grown on the farm, and some extra things bought, but against this must be placed a certain quantity of the purchased oats and maize fed to other stock. The incubators, foster mothers, houses, and coops cost about 120*l.* It will be seen from the figures given that the chickens appear to pay very well, and I am disposed to think that the years given were probably not the most favourable. Last year (1893) was universally admitted to be a bad year, while the present year (1894) is likely to turn out an exceptionally good one. I am confirmed in my impression by a remark of the farmer, from whose accounts these figures are taken. He said—

"If 100 hens are properly looked after they will yield a larger return in 12 months than 100 breeding ewes."

This, from a practical farmer who keeps both hens and ewes is, I think, noteworthy.

On a 70 acre farm.

51. I received some accounts of the return from fowls kept on a mixed farm of 70 acres. The poultry here was managed by a woman living in one of the cottages who looked after them most carefully until she got too old when, as there was no one to take her place, the occupier, who has two other holdings, gave them up. The receipts and expenditure in the years 1887 and 1888 are given in Appendix V. They show in the former year a profit of 11*l.* 4*s.* 2*d.* on the sale of 212 chicken and 39 dozen eggs, and in the latter year a profit of 13*l.* 9*s.* 9*d.* on the sale of 304 chickens and 61 dozen eggs, after allowing in each case 15 per cent. commission for management and labour.

On a 100 acre farm.

52. I obtained similar accounts for a 100 acre farm occupied by the same farmer, and managed by a bailiff. These appear in Appendix VI., and show profits for the three years specified, as follows:—

	£	s.	d.
1887 - - - - - -	6	19	0
1888 - - - - -	16	1	6
1891 - - - - - -	9	6	5

In 1887, 211 chickens and 10 dozen eggs; in 1888, 288 chickens and 33 dozen eggs; and in 1891, 513 chickens and 16 dozen eggs were sold. The marked decrease in the profit for 1891 was due to the fact that a large number of chickens were attacked by "gapes" and died. The farmer in this case makes the common remark, referred to previously, that "the profit depends on whether we have good luck or not." In 1891 the returns were the largest he ever had, and the profits the smallest, and he thinks that this shows that it does not pay to keep too many together. The prizes realised were, from March to end of April, 3*s.* 6*d.* each; thence to end of July, 2*s.* to 2*s.* 6*d.*; thence to end of November, 1*s.* 9*d.*, when they gradually rise again.

On a 200 acre farm.

53. I give in Appendix VII. a detailed account for the year 1891 of the sales of poultry on a 200 acre farm, where rearing and fatting are both conducted on a large scale. It must be remembered that whereas the figures just given refer only to fowls reared and sold to higglers, in this case they include the double profit, *i.e.*, on fattening as well as on rearing. In this case the year is chosen because it was the last for which accounts were kept in quite such detail. It will be seen that the result, after paying interest at 5 per cent. on 600*l.* capital, is a substantial profit of 268*l.* 8*s.* 4*d.* The farmer from whose books these figures were taken said that he had made as much as 300*l.* to 400*l.* in one year from poultry, but not within the last year or two.

Value of manure.

54. It will be observed that in all the accounts given nothing is charged in respect of rent. This is because the manure is considered as an equivalent. There is no doubt that this is a valuable fertiliser. I have already referred to what Mr. Kenward has done with fowl manure. He is a strong believer in its merits, and I found that other farmers held similar views.

IX.—Economic and Social Results.

On farmers.

55. There can be no doubt that poultry rearing has been, I will not say an antidote to, but an alleviation of, agricultural depression to many farmers of the Heathfield District. Those who have taken it up have done so admittedly, because the pressure of the times compelled them to look about for new methods of getting a return from land, the cultivation of which was fast becoming unprofitable. My instructions being only to inquire into a particular industry, and the time available being not more than sufficient for that purpose, I made no attempt, except incidentally, to inquire into the general agricultural condition of the district, as to which, therefore, I refrain from expressing any opinion. But the evidence brought before me showed conclusively that farmers who had gone in for poultry rearing had found it, as a rule, a useful and profitable adjunct to their business.

On labourers and small holders.

56. I have used the term "farmers" in the preceding paragraph as applying to the typical tenant farmer occupying, say, one, two, or three hundred acres. But it seems to me that the most noteworthy results of poultry rearing are to be found in the case of small holders. It is they, probably by reason of the constant personal supervision which they can give, who get the highest returns. Cases such as those referred to in paragraphs 20 and 22 show that the "ladder" from weekly wages and the prospective workhouse to occupation or ownership of land and independence, which it is so desirable to set up for the industrious rural labourer, is provided by means of poultry. The Rev. G. W. Pennethorne, Vicar of Heathfield, who gave me valuable assistance, stated that "three acres and a cow, plus poultry, or better, six acres and two cows, plus poultry," provided a decent living. He cited several instances known to him of labourers who had risen from the ranks, so to speak, by the aid of poultry.

Early marriages.

57. One rather curious social result was referred to by Mr. Pennethorne. He said that poultry rearing tended to early marriages, as it enabled young men by thrift and industry to save money quickly. It was not uncommon, he stated, for a young man to save 100*l.* by poultry rearing and marry on it. Whether this result should be placed on the credit or debit side of the account I do not attempt to decide.

Labour of women and children.

58. Another result pointed out by Mr. Pennethorne was the employment afforded to women and children. This is, of course, to a large extent advantageous, as they are able to add to the family income by work which cannot be considered arduous or unseemly. But unfortunately the fact that the wife and children can well look after the poultry sometimes enables an idle husband to "sweat" them and live on their exertions. That this may and does occur, though it is to be hoped only in a few cases, I was informed by Mr. Pennethorne. The children also who are employed in "stubbing" frequently do two or three hours' work before going to school, and so come tired to their lessons, and this also the Vicar, who is chairman of the School Board, considered objectionable.

Prosperity of district.

59. Tried by such statistical tests as are available, the district appears to have come through the period since 1881 better than agricultural districts have done generally. The rateable value of nearly every parish has increased, in some cases considerably, and that of the whole district has risen by 16,338*l.*, or 16·9 per cent. (*See* Appendix VIII.) The Census Returns for 1881 and 1891 give the following figures for the district, the details for each parish being given in Appendix IX.

—	1881.	1891.	Increase per Cent.
Inhabited houses - - -	4,233	4,699	11·0
Families or separate occupiers - -	4,526	4,866	7·5
Population - - -	21,477	24,013	11·8

No doubt the increase is due very much to the growing popularity of parts of the district for residential purposes, but I believe the figures also show that the native population has fully held its own.

X.—Grievances and Suggestions.

Foreign competition

60. Foreign competition was complained of by a few farmers, but rather in regard to the agricultural situation generally than as specially affecting the chicken industry.

Mr. Oliver, one of the largest fatters, complained specially that Russian partridges are allowed to be sold in the London market during the close time for English partridges. He considered this to be unfair, and stated that it had the effect of depressing prices for poultry. A table is given in Appendix X. showing for a series of recent years the number and value of eggs and the value of poultry and game imported. A large salesman at Leadenhall Market was of opinion that the value of imported poultry was much understated. He said he had himself paid 100,000*l.* for French poultry last year. Russia and Austria-Hungary are responsible for a large quantity of the foreign poultry sent to London, and New Zealand has just become a competitor.

Rates.

61. The burden of local rates was mentioned by several witnesses. In one parish the rates were, poor rate, 2*s.* 4*d.* in the pound and highway rate 1*s.* 8*d.* I was told that a poor rate of 1*s.* 6*d.* for the half year was about to be made, but that this was due to the fact that many farmers had had their rents reduced so that the rateable value had fallen. In another parish the poor rate for the last half year was 1*s.* 6*d.* in the pound and the highway rate 1*s.* 2*d.*, and I was told there had been no particular increase or decrease in recent years. In the parish of Heathfield there is a school board rate of 10½*d.* in the pound, which owing to the necessity of building a new school—the fourth in the parish to meet the needs of a large and scattered population—will be increased to 1*s.* 2*d.* in the pound next year. There is a large voluntary school and but for it the school board rate would probably be 2*s.* In connexion with this a point was raised by one witness who lives in a parish where there is a voluntary school. He said he had just withdrawn his subscription and was prepared to "chance a school board" as he expressed it, because others would not pay their share towards supporting the voluntary school. He admitted that a school board would be more expensive and seemed to have no preference for it on principle, but he was willing to accept it because under it everyone would be compelled to pay his share. On the other hand, in another parish, I was told that they used to have a school board, but it had been dissolved.

School Board.

Railway rates.

62. Under the system of paying a fixed charge to the carriers for collection and railway charges the question of railway rates does not directly affect the producers and they seem on the whole fairly satisfied. It comes home more directly to those who buy the Irish chickens. The average cost per fowl is about 2½*d.* to 3*d.* The following are specimen charges taken from railway accounts:—

			£	*s.*	*d.*
13 "tops" of fowls from Dublin	(650)	- - -	7	17	6
8 " "	(400)	- - -	4	19	2
8 " "	(400)	- - -	4	13	4
7 " "	(350)	- - -	4	7	6

I was informed that the rates from Ireland had been lately reduced. They were increased (in common with the rates on all lines throughout the kingdom) on January 1st 1893 for about three months. During that time Mr. Oliver stated he had paid from 30*s.* to 2*l.* per week more than previously, and he had never had it refunded. An undertaking was given on behalf of the railway companies to the Select Committee on Railway Rates last session, that all such overcharges would be refunded on application, but it did not appear that in this case specific application had been made. Probably this was the case in many instances and the railway companies, therefore, made a considerable profit by the action which was admitted on their behalf to have been "a mistake" and was condemned by the Select Committee.

Preferential rates for foreign poultry.

63. I obtained some information from poultry salesmen at Leadenhall and Central Markets as to the rates charged for the conveyance of poultry. I was informed that poultry and game are delivered to London from Russia at a total charge of 30*s.* per ton, while for poultry and game from Scotland the rate is 5*l.* per ton, and from Ireland 80*s.* to 110*s.* per ton. These figures were supplied by one of the largest salesmen in Leadenhall Market who observed that the advantage given by railway companies to foreign products was "the great curse of the British producer." Mr. C. E. Brooke, of the Central Market, Master of the Poulterers' Company, substantially confirmed these statements, and produced receipts for the conveyance of dead poultry from Ireland, and game from Scotland, which showed higher rates than those just quoted.

Agricultural Holdings Act. Schedule I. Part III.

64. An important point in connexion with the Agricultural Holdings Act was brought before me. Compensation is payable under the Act for purchased corn consumed by cattle, sheep, and pigs. It was strongly urged that corn fed to poultry ought to be included. In one case 850*l.* per annum was spent on corn for poultry, in

addition to 150*l.* worth of home-grown corn. It was contended that compensation ought to be allowed for the unexhausted manurial value of the whole of this left by a tenant on quitting his holding. In any amendment of the Agricultural Holdings Act the claims of poultry to be included ought not, I venture to think, to be overlooked.

Poultry Department of the Board of Agriculture.

65. A suggestion was made to me by Mr. Kenward that the Government should "add a Poultry Department to the Board of Agriculture, and put over it a man who "has been through the mill." Mr. Kenward thinks that even in the Heathfield District the rearing of poultry is not properly understood by a good many farmers, and that "as poultry is nearly the only branch of farming in which we can successfully "compete with the foreigner," it would be a good plan to send out experts to give instruction on the subject. I believe, as a matter of fact, that this course has been adopted by some County Councils.

Technical instruction.

66. I may mention, in this connexion, that Mr. Young, the organising secretary of the East and West Sussex County Councils gave me full information as to the work which has been done by the technical education committees in connexion with agriculture. A travelling dairy school has been at work in East Sussex, and was attended during the season of 1893 by 179 students at 13 centres. Lectures were given on agricultural science, a travelling chemistry school, fitted with an agricultural laboratory, accompanying the lecturer. An agricultural college is being established at Uckfield, and I visited the admirable buildings and grounds which had just been acquired for it. The amount of money allocated for the year 1893–4 by the East Sussex County Council was as follows: dairy work, 500*l.*; gardening, 400*l.*; agricultural college, 600*l.* (this will be increased by 200*l.* in 1894–5); agricultural science lectures, 300*l.*; total, 1,800*l.* An outline of the gardening lectures is given in Appendix XI. No special provision has been made for instruction in regard to poultry, probably from the impression that none is needed.

Statistics of poultry.

67. I venture, respectfully, to make one suggestion, viz., that the Board of Agriculture in Great Britain should follow the example of the Irish Agricultural Department and collect returns of the number of poultry kept on agricultural holdings. Not only would the information thus obtained be statistically valuable, but it might indirectly have the advantage of leading farmers to treat poultry more seriously, so to speak, as part of the live stock of the farm. In 1884 and again in 1885 returns were collected and published of the number of farm poultry in Great Britain, but they were discontinued on the ground, as stated, that farmers objected to give these particulars. I would submit that this is a difficulty which perseverance might overcome.

State aid.

68. The question whether the Board of Agriculture might, if Parliament provided the funds, do anything for the direct encouragement of poultry rearing is not one on which I am competent to express an opinion. It may be noted briefly that in Austria subventions are granted by the State to societies founded for the improvement of the breed of fowls. In Denmark a yearly subsidy of 111*l.* is granted to the Danish Poultry Farming Society for encouraging its general objects. In France, a special school of agriculture has been organised in the Houdan country, at Gambais, near Paris, to teach what are the best breeds and the improved methods of rearing and fattening poultry. In Norway, the State gives a yearly grant to the Society for the Improvement of Poultry.* It might be argued with reason that any similar work in this country, supposing it to be thought desirable, should be undertaken by local authorities, though it must be admitted that the direction of the Agricultural Department might be advantageous. It is somewhat discouraging to reflect that an enormous amount of money is annually provided by private enterprise for the purpose of improving the poultry of the country through the medium mainly of poultry exhibitions, and that the expenditure has had so infinitesimal a result in assisting the commercial production of eggs and table fowls. Whether it might be possible to divert the energy and money now expended on Poultry Shows into more practical channels is a matter which might be worth consideration.

XI. Conclusion.

Adaptability to other districts.

69. The question naturally arises, whether the system of rearing and fattening poultry which is so successfully carried on in the Heathfield District might be equally

* *Vide* Reports from Her Majesty's Representatives on the organisation of Departments of Agriculture in Foreign countries, and on the nature of the assistance rendered by the State in the interests of agriculture. C.—7356.

well adopted in other parts of the country. I must submit this to the practical consideration of farmers in other districts, in the light of such information as I have been able to lay before the Commission in this report. I give in Appendix XII. some useful observations on "Poultry keeping as connected with farming" which were furnished to me by Mr. W. A. Haviland to whom I have previously referred as an authority on the subject.

70. So far as fattening is concerned, it must be remembered that this is a distinct business, and that chickens fattened in the Heathfield District have a long established reputation in the market. This is a valuable "asset" and no doubt other chickens equally good would not be able to command the same price, from the salesman at any rate, as genuine "Surrey fowls." But it is singular that enterprise in rearing seems to lag behind the demand of the fatteners. It is difficult, on the face of it, to understand, for instance, why Irish farmers and cottagers should be able to supply a market to which English farmers are so much nearer. Even by going across St. George's Channel the fatteners are unable to get sufficient. One of the carriers informed me that he knew a man who would be glad to have 100 dozen chickens per week more than he can now obtain. And it may be said that English chickens are much preferred to Irish, if there were only more of them. What are required, however, are not fowls eight or nine months old like the Irish, but chickens which will come in early in the spring, and herein of course lies the difficulty.

71. I have referred early in this report to certain circumstances which appear to me to make the Heathfield District especially favourable for the early production of suitable chicken, and it would be misleading to assume that without the combination of all these circumstances any other district would be equally well adapted. At the same time I cannot but think, that not only in the matter of egg production (as to which our enormous imports show the scope) but also as regards the rearing and fattening of chickens more might be done by farmers in many parts of the kingdom to supply the ever-increasing demand of our great centres of population.

I have, &c.
(Signed) R. HENRY REW,
Assistant Commissioner.

APPENDICES.

APPENDIX I.

ABSTRACT of PARISH RETURNS in HEATHFIELD DISTRICT of ACREAGE Supplied by the

Parishes, &c.	No. of Occupiers.	Total cultivated Acreage.	No. of Statute or Imperial Acres under—											
			Corn Crops.						Green Crops.					
			Wheat.	Barley or Bere.	Oats.	Rye (Corn).	Beans.	Peas.	Potatoes.	Turnips and Swedes.	Mangold.	Cabbage.	Kohl-Rabi.	Rape.
Rotherfield—														
1881 - -	223	8,676¾	773¾	126¼	924	4	73½	174	52	60¾	33¾	4	4½	—
1893 - -	233	9,493	380	76¾	839¾	14¼	20¼	85¾	36½	94½	60¼	7¼	1	15½
Buxted—														
1881 - -	115	5,135	529¾	49½	682½	1¼	73¼	111¼	26¼	116	65	17½	—	43¼
1893 - -	131	5,337¾	306¼	30	538¼	1¾	8½	93½	21½	41	29¾	5	—	—
Mayfield—														
1881 - -	140	8,984½	876	72½	880½	3¾	100¼	100½	43¾	25	12¾	1¾	—	5½
1893 - -	138	9,714¼	614	35¼	944½	¾	28¾	85½	38	64½	52	6¾	—	6¾
Uckfield—														
1881 - -	43	1,426¾	146½	5½	126	—	9½	31	11¼	22	16½	6¾	—	2½
1893 - -	42	1,195¼	6⁰	13	79½	1	5¼	22½	4¾	11¼	9¾	3¾	—	1½
Heathfield—														
1881 - -	141	5,365¾	437½	28½	505½	½	76½	40¾	17¾	39¼	18½	4¾	—	17
1893 - -	157	5,278½	219¼	21	439¾	—	49	78½	13¾	40½	19½	5½	—	½
Burwash—														
1881 - -	91	5,178¾	400¾	50½	454½	18½	123¾	65	17½	19¾	21¼	7	—	—
1893 - -	97	5,078¾	229¾	31½	458¼	—	33½	92¾	13¾	21½	26½	3	—	2¼
Brightling—														
1881 - -	34	2,170½	116½	15½	227	—	50	32½	6½	31½	11¾	--	—	—
1893 - -	39	2,494½	63½	4	177¾	¼	30¾	36½	10¼	39¼	20¾	¼	—	¼
Framfield—														
1881 - -	96	4,585	612	64¾	564¼	6¼	46½	158¾	40	80	50¼	12½	—	16½
1893 - -	97	4,479¾	386	44	529	2½	16½	88	20¼	50	43¾	12½	—	5
Waldron—														
1881 - -	96	3,812	332	9	452	1¼	13	47	25¼	70½	23¾	12¼	—	15½
1893 - -	83	3,855	277	22¾	324	5	34½	50	27½	58¼	38½	7	—	3
Dallington—														
1881 - -	43	2,042	174¾	14¼	196¼	½	52½	70¼	13¼	13	6¼	¼	—	½
1893 - -	33	1,386	78	—	100½	1¼	6¼	26¾	6¼	17¾	2¼	¼	—	—
East Hoathley—														
1881 - -	20	1,700⅓	149½	15	201¼	—	19	31	17¼	46	22	3	—	27½
1893 - -	23	1,912	146¾	12	225¾	2	4	41	10¼	31¼	17¾	3½	—	19
Warbleton—														
1881 - -	98	4,746½	541¾	66¾	507	3½	60¼	63½	16¼	61¾	43	1¾	—	10
1893 - -	97	4,382	329	12¾	395¼	1½	35⅓	84	15¾	47	33¼	2	—	26
Chiddingley—														
1881 - -	70	3,341¾	418¾	43	387	5	28	105¼	5¾	54½	13	1¾	—	5
1893 - -	69	3,438	292	15¾	289½	3	9¼	69¼	6¼	45¾	28	7¼	—	8
Hellingley—														
1881 - -	80	4,981¼	629	58½	608	1	113½	109½	8¼	92½	30½	2½	—	24½
1893 - -	86	5,191½	529¾	42½	549¼	3½	79¼	121¾	7½	92	85	19¾	—	17
Ashburnham—														
1881 - -	32	3,346¼	319½	5	284½	1	77¼	87	5½	69¾	19¾	1	—	43
1893 - -	32	3,394	236	3	240¼	—	31	65½	11⅓	62½	15⅓	2	—	13½

APPENDIX I.

of Crops and of Live Stock.—1881 and 1893. (*See* paras. 4 and 16.)

Board of Agriculture.

No. of Statute or Imperial Acres under—										
Green Crops.						Flax.	Hops.	Bare Fallow or uncropped ploughed Land.	Grass Cut or intended for Mowing for Hay.	
Vetches or Tares.	Lucerne.	Carrots.	Beet-root (except Sugar Beet).	Sugar Beet.	Other Green Crops (not being Clover, Sainfoin, "Seeds," &c.), but including Crops grown in Market Gardens not separately named, such as Rhubarb, Parsnips, Onions, &c.				Clover, Sanfoin, Rye Grass, and other Grasses under Rotation.	Permanent Grass for Mowing, such as Meadow, Down, or Pasture, not broken up in Rotation.
85¾	—	2¼	—	—	20¾	—	466¼	605¾	*874	*4,391½
77¾	—	1½	—	—	2½	—	405⅓	377¾	706¾	3,010¼
88¾	—	5¾	—	—	36½	—	144	246¾	*468	*2,429¾
47¾	½	1¾	—	—	2½	—	156¾	298½	400	1,495¾
66	1¼	—	—	—	160	—	530½	583¼	*945½	*4,575½
52	19	—	—	—	4¼	—	451¾	386¾	728¼	2,293¼
7¾	—	1	—	—	3½	—	78¾	58	*81½	*818¾
8¼	—	¾	—	—	7	—	63	24½	69	338¼
119	—	—	—	—	5½	—	237	322¾	*475½	*3,019½
41¼	—	2	—	—	4	—	138⅓	242½	356½	1,250¾
58⅓	—	1½	—	—	8	—	432	262½	*359	*2,878¾
59	—	—	—	—	½	—	337¾	182½	336	1,013
24½	—	—	—	—	4¼	—	96¾	92¾	*138¼	*1,322¾
25½	—	¼	¼	—	1½	—	74¼	65½	101¼	532
94¾	—	7	—	—	18	—	82½	180¾	*454¾	*2,095½
69½	2	1	—	—	4¾	—	79	216½	412	1,160½
81¼	—	1¼	—	—	6¾	—	122¼	192¾	*328½	*2,077¾
37¼	—	1	—	—	8¾	—	96¾	154½	249	899¼
20½	—	—	—	—	4¼	—	92¾	90½	*178½	*1,113¾
2¼	—	—	—	—	¼	—	41¼	63¼	81¼	257
61	—	½	—	—	1	—	29	74½	*215¼	*787¾
21	—	—	—	—	2	—	19⅓	123	146½	340½
122¾	—	¼	2¼	—	33	—	204¼	268¾	*464¼	*2,275½
58	4	½	¼	—	17	—	89½	155½	304	851
100¼	—	2	1	—	24	—	66	160½	*307	*1,614
47¾	—	1	—	—	3¾	—	24¼	179½	232	735
165¾	—	¾	—	—	8	—	39½	249¾	*391¼	*2,448½
106¾	6	½	½	—	10½	—	29¾	157½	379¾	837
57¼	—	2¼	—	—	4	—	74	97	*218¼	*1,980¼
45	—	—	—	—	½	—	35½	45¼	152½	640¼

* Including grass for pasture.

ABSTRACT of PARISH RETURNS in HEATHFIELD DISTRICT of

Parishes, &c.	No. of Statute or Imperial Acres under—								
	Grass for Pasture and for Grazing only.		* Small Fruit.			Orchards.	Market Gardens.	Nursery Gardens.	Mountain or Heath Land.
	Clover, Sainfoin, Rye Grass, and other Grasses under Rotation of Crops for one or more Years, not for Mowing.	Permanent Grass, not for Mowing such as Meadow, Down, or Pasture, not broken up in Rotation.	Gooseberries, Strawberries, and other Small Fruit, including what is grown between Trees in Orchards, and also in Market Gardens.			Acreage of Land planted with Apple, Pear, Plum, Cherry, or Nut Trees.	Acreage of Land used by Market Gardeners for growth of Vegetables and for other Garden Produce grown for Sale.	Acreage of Land used by Nurserymen for growing Trees, Shrubs, &c.	Used for grazing Stock; not included elsewhere in the Return.
			In Orchards.	In Market Gardens.	Not included in Orchards or Market Gardens.				
Rotherfield—									
1881	—	—	—	—	—	43¾	6	33	—
1893	271	2,986½	16½	¾	4½	57	3	35	533¼
Buxted—									
1881	—	—	—	—	—	30¾	—	5½	—
1893	73⅓	1,775¾	6½	¼	2¾	34¼	¼	10	242¼
Mayfield—									
1881	—	—	—	—	—	38	136	10	—
1893	176¼	3,704¼	14¼	1¼	6¼	57	4¼	2	10
Uckfield—									
1881	—	—	—	—	—	8¼	2¼	4	—
1893	33	428	2¼	—	—	5¾	6	7	46⅓
Heathfield—									
1881	—	—	—	—	—	18¼	4¾	3	—
1893	48¾	2,295¾	8¾	1½	1	30¾	3½	5	125¼
Burwash—									
1881	—	—	—	—	—	27¾	1½	—	—
1893	53	2,172½	10¾	1	—	42½	1	—	4
Brightling—									
1881	—	—	—	—	—	1¾	—	—	—
1893	31	1,270¼	4¾	3	1½	5¼	3	—	42½
Framfield—									
1881	—	—	—	—	—	26	1	22	—
1893	32¼	1,298¼	2	4	½	31¼	6	22	26¼
Waldron—									
1881	—	—	—	—	—	14¼	—	6	—
1893	45	1,507¼	7	—	1¾	17	¼	12	57½
Dallington—									
1881	—	—	—	—	—	4	—	—	—
1893	9	688¾	3¼	—	¼	5¾	—	—	40
East Hoathley—									
1881	—	—	—	—	—	4	—	1	—
1893	41	703½	¾	1	—	3	1	—	114
Warbleton—									
1881	—	—	—	—	—	18	1½	—	—
1893	85½	1,828¾	3½	2½	—	10¼	4¾	9¾	41
Chiddingley—									
1881	—	—	—	—	—	5½	1½	4	—
1893	21½	1,417¾	1	½	—	8	½	—	—
Hellingley—									
1881	—	—	—	—	—	12	½	—	—
1893	87	2,024	2½	1¼	1¼	20½	2¾	—	—
Ashburnham—									
1881	—	—	—	—	—	4¾	½	—	—
1893	262¾	1,529¾	1½	—	¼	4	—	—	—

* Not separately distinguished in 1881.

ACREAGE of CROPS and of LIVE STOCK.—1891 and 1893.—*continued.*

LIVE STOCK ON 5TH JUNE.

Horses. (Including Ponies.)			Cattle.				Sheep.			Pigs.	
				Number of Cattle other than those in Milk or in Calf.							
Number used solely for Agriculture and by Market Gardeners.	Number of unbroken Horses of any Age (including Foals).	Number of Mares kept solely for the purpose of Breeding.	Number of Cows and Heifers of all Ages in Milk or in Calf.	Two Years of Age and above.	One Year Old and under Two Years.	Under One Year Old (including Calves).	Number of Ewes kept for Breeding.	Number of Sheep of other kinds, One Year Old and above.	Number of Lambs under One Year Old.	Number of Sows kept for Breeding.	Number of Pigs of all Ages of any other kind.
336	64	11	624	223	667		449		171	523	
397	101	11	788	313	409	459	554	763	806	100	368
207	36	5	437	121	387		801		421	446	
202	38	16	479	131	324	255	124	346	99	63	331
293	74	8	541	268	778		1,281		272	434	
319	88	17	760	321	582	439	571	825	654	60	322
46	13	2	127	55	77		127		37	91	
47	11	1	133	34	40	24	50	51	65	14	65
170	53	4	461	118	374		543		349	305	
230	26	8	494	164	186	291	450	366	497	65	288
166	55	7	416	111	391		945		505	154	
188	34	7	414	251	387	161	365	614	596	41	209
61	18	—	112	54	177		306		174	69	
88	17	3	203	54	142	113	548	230	500	10	52
186	35	2	359	122	368		1,060		447	343	
176	27	2	399	121	217	196	425	141	275	51	255
121	34	2	266	91	323		678		254	205	
128	17	—	312	75	184	115	298	254	305	22	177
70	16	3	145	74	210		354		119	96	
54	10	1	155	76	60	92	62	165	78	15	107
57	20	—	89	71	76		984		633	104	
64	24	4	122	65	86	89	303	179	275	23	71
166	51	10	294	137	345		996		531	213	
147	26	4	340	224	241	198	599	136	687	40	151
116	39	2	249	96	203		737		574	182	
117	23	2	330	102	158	207	746	277	703	24	86
160	61	6	264	294	260		1,052		617	193	
181	39	3	413	245	216	194	1,575	493	1,601	26	158
82	14	2	164	222	218		1,700		932	104	
80	27	1	144	171	142	128	1,109	473	1,238	10	67

APPENDIX II.

ABSTRACT of ESTIMATES of the YIELD per ACRE of the PRINCIPAL CROPS in 1891, 1892, and 1893 in the HEATHFIELD DISTRICT (supplied by the BOARD of AGRICULTURE). (*See* paras. 4 and 47.)

Parishes.	Wheat.			Barley.			Oats.			Beans.			Peas.		
	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.
	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.	Bush.
Rotherfield	30	25	20	35	33	21	43	57	15	23	30	13	25	27	16
Buxted	29	21	21	38	34	20	44	36	22	20	26	9	27	21	11
Mayfield	26	25½	24	33	34	15	40	48	24	29	30	12	25	27	15
Uckfield	29	21	21	38	34	20	44	36	22	20	26	9	27	21	11
Heathfield	24	23	18	24	23	20	32	33	16	22	26	8	24	24	14
Burwash	32	27	24	44	37	21	58	47	20	33	27	12	34	26	10
Brightling	24	22	18	20	24	18	32	34	16	20	22	8	24	22	14
Framfield	29	21	21	38	34	20	44	36	22	20	26	9	27	21	11
Waldron	28	23	19	34	36	18	41	41	23	30	25	15	22	21	14
Dallington	22	22	18	20	23	—	32	32	16	20	23	8	20	22	14
East Hoathley	29	21	21	38	34	20	44	36	22	20	26	9	27	21	11
Warbleton	22	22	18	24	25	20	32	37	16	22	24	10	24	24	16
Chiddingley	24	24	20	24	24	20	32	34	16	24	25	10	24	24	16
Hellingley	26	25	20	24	25	22	34	36	16	24	26	12	24	26	16
Ashburnham	24	24	20	24	24	20	36	33	18	24	22	10	24	24	14

Parishes.	Potatoes.			Turnips and Swedes.			Mangold.			Hay.			Hay.		
	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.	1891.	1892.	1893.
	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Cwts.	Cwts.	Cwts.	Cwts.	Cwts.	Cwts.
Rotherfield	4¾	4½	3	16	15	12	28	23	14	50	43	20	26	15	5
Buxted	4	4½	4	18	12	12	20	20	10	42	33	22	21	14	6
Mayfield	4½	4¾	5	15	16	9	22	24	14	39	38	15	26	16	6
Uckfield	4	4½	4	18	12	12	20	20	10	42	33	22	21	14	6
Heathfield	3½	4	4½	10	12	11	18	20	10	18	20	18	17	10	5
Burwash	7	6	4¾	15	16	7½	25	25	11	40	25	16	25	17	5
Brightling	3	3½	4	10	10	10	18	16	10	16	20	15	17	10	5
Framfield	4	4½	4	18	12	12	20	20	10	42	33	22	21	14	6
Waldron	3¾	5	6	15	15	12	24	27	13	35	30	15	33	15	6
Dallington	3	4	4½	10	10	10	17	16	10	15	15	15	15	10	4
East Hoathley	4	4½	4	18	12	12	20	20	10	42	33	22	21	14	6
Warbleton	3	4	5	10	12	11	20	19	10	17	20	18	17	10	5
Chiddingley	3	4	4½	10	12	12	20	20	10	17	15	20	17	10	5
Hellingley	3½	4	4½	11	12	11	20	20	10	18	15	18	17	10	5
Ashburnham	3	3	4	12	10	10	18	16	10	16	15	18	17	10	5

APPENDIX III.

LONDON, BRIGHTON, and SOUTH COAST RAILWAY.

RATES and CONDITIONS for the CONVEYANCE of DEAD POULTRY from HEATHFIELD and UCKFIELD STATIONS to LONDON. (*See* para. 34.)

The following will be the rates for the conveyance of dead poultry to the London markets from Heathfield and Uckfield Stations by special van attached to passenger train three times weekly, viz., Mondays, Wednesdays, and Fridays:—

cwts.	qrs.	lbs.	s.	d.	cwts.	qrs.	lbs.	s.	d.
1	0	0	2	0	8	2	0	11	0
1	2	0	3	0	9	0	0	11	3
2	0	0	4	0	9	2	0	11	9
2	2	0	5	0	10	0	0	12	0
3	0	0	6	0	10	2	0	12	3
3	2	0	6	9	11	0	0	12	6
4	0	0	7	3	11	2	0	12	9
4	2	0	7	9	12	0	0	13	0
5	0	0	8	3	12	2	0	13	3
5	2	0	8	9	13	0	0	14	0
6	0	0	9	3	13	2	0	14	3
6	2	0	9	9	14	0	0	14	6
7	0	0	10	3	14	2	0	14	9
7	2	0	10	6	15	0	0	15	0
8	0	0	10	9					

For consignments of less than 10 cwts. an additional charge of 5*s.* per ton will be made for delivery, or the charge will be as for 10 cwt. at the delivered rate, viz., 12*s.*

All charges payable by the senders.

Every effort will be made to deliver to the market promptly, but the Company will not guarantee any given time.

The forwarding by passenger train van cannot be guaranteed unless the poultry is brought to the station 30 minutes before the appointed starting time.

All packages should be carefully addressed.

Consignments forwarded by passenger train otherwise than in the poultry van before-mentioned, will be charged at the ordinary passenger rates and delivering charges.

GEORGE W. STAINFORTH,
Goods Manager.

London Bridge Terminus,
March 20th, 1893.

APPENDIX IV.

PRICES of different DESCRIPTIONS of POULTRY at the CENTRAL MARKET, LONDON (as published in the "Times") from December 31st, 1892 to June 30th, 1894. (*See* para. 49.)

	Surreys.		Bostons.		Welsh.		Capons.		English Chickens.		Irish.	
	s. *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*
1892.												
December 31	2 0	to 3 0	2 0	to 3 0	1 6	to 2 3	3 0	to 4 6	1 9	to 2 3	1 3	to 2 0
1893.												
January 7	2 3	„ 3 3	2 3	„ 3 3	1 6	„ 2 3	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 3
„ 14	2 3	„ 3 6	2 3	„ 3 6	1 6	„ 2 6	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 6
„ 21	2 6	„ 3 6	2 6	„ 3 6	1 6	„ 2 6	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 6
„ 28	2 6	„ 3 3	2 6	„ 3 3	1 6	„ 2 6	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 6
February 4	2 6	„ 3 3	2 6	„ 3 3	1 6	„ 2 6	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 6
„ 11	2 6	„ 3 3	2 6	„ 3 3	1 6	„ 2 6	3 6	„ 4 6	2 0	„ 2 9	1 6	„ 2 6
„ 18	3 0	„ 4 0	2 6	„ 3 6	—		5 6	„ 6 6	2 0	„ 3 9	1 9	„ 2 6
„ 25	3 0	„ 4 0	2 6	„ 3 6	—		5 6	„ 6 6	2 0	„ 3 9	1 9	„ 2 6
March 4	3 0	„ 4 0	2 6	„ 3 6	—		5 6	„ 6 6	2 0	„ 3 0	1 9	„ 2 6
„ 11	3 0	„ 4 0	2 6	„ 3 6	—		5 6	„ 6 6	2 0	„ 3 0	1 9	„ 2 6
„ 18	3 6	„ 4 6	2 6	„ 3 6	—		5 6	„ 7 6	2 0	„ 3 6	1 9	„ 3 0
„ 25	3 0	„ 4 6	2 3	„ 3 6	—		5 0	„ 7 0	1 9	„ 3 6	2 6	„ 3 6
April 1	3 0	„ 4 6	2 3	„ 3 6	—		5 0	„ 7 0	1 9	„ 3 6	—	
„ 8	3 6	„ 5 6	2 3	„ 3 6	—		5 0	„ 7 0	2 0	„ 3 6	—	
„ 15	3 6	„ 5 6	2 6	„ 4 6	—		5 6	„ 7 6	2 6	„ 4 0	2 6	to 3 6
„ 22	3 6	„ 6 6	3 0	„ 5 6	—		5 6	„ 7 6	2 6	„ 4 6	2 6	„ 3 6
„ 29	3 6	„ 6 6	3 0	„ 5 6	—		6 0	„ 9 0	3 0	„ 4 6	3 0	„ 4 0
May 6	4 0	„ 6 6	3 0	„ 5 6	—		6 0	„ 9 0	3 0	„ 4 6	2 6	„ 3 6
„ 13	4 0	„ 6 0	3 0	„ 5 6	—		6 0	„ 8 6	3 0	„ 4 6	2 6	„ 3 6
„ 22	4 0	„ 6 0	2 0	„ 4 0	—		6 0	„ 8 6	2 0	„ 4 0	—	
„ 27	3 6	„ 5 6	2 0	„ 3 6	—		6 0	„ 9 0	2 0	„ 3 6	—	
June 3	3 6	„ 5 6	2 3	„ 3 6	—		6 6	„ 7 6	2 3	„ 3 6	—	
„ 10	3 0	„ 5 0	1 9	„ 3 0	—		5 0	„ 7 6	1 9	„ 2 6	—	
„ 17	2 0	„ 5 0	1 9	„ 3 0	1 9	to 3 0	4 6	„ 5 6	1 6	„ 3 0	1 4	to 2 6
„ 24	2 6	„ 5 0	2 0	„ 3 0	2 0	„ 3 0	4 6	„ 5 6	2 0	„ 3 0	1 6	„ 2 6
July 1	3 0	„ 4 0	1 9	„ 2 6	—		5 0	„ 6 6	1 9	„ 3 0	—	
„ 8	2 6	„ 4 0	2 0	„ 2 6	1 6	to 2 3	5 0	„ 6 0	1 4	„ 2 6	—	
„ 15	3 0	„ 4 0	2 0	„ 2 6	1 9	„ 2 9	4 6	„ 6 0	1 9	„ 2 6	1 6	to 2 3
„ 22	2 6	„ 3 6	2 0	„ 2 6	1 9	„ 2 3	5 0	„ 7 0	2 0	„ 2 3	1 6	„ 2 0
„ 29	2 3	„ 3 3	1 9	„ 2 3	1 6	„ 2 0	5 0	„ 6 0	1 3	„ 2 3	—	
August 5	2 3	„ 3 3	—		1 6	„ 2 3	4 6	„ 6 0	1 3	„ 2 3	—	
„ 12	2 0	„ 3 3	—		1 6	„ 2 0	4 0	„ 4 6	1 4	„ 2 3	—	
„ 19	2 6	„ 3 6	2 0	to 2 6	1 6	„ 2 0	4 0	„ 4 6	1 9	„ 2 6	1 4	to 2 0
„ 26	2 0	„ 3 0	1 9	„ 2 3	1 6	„ 2 3	4 0	„ 4 6	1 3	„ 2 3	—	
September 2	2 0	„ 3 0	1 9	„ 2 3	1 4	„ 2 3	4 0	„ 4 6	1 3	„ 2 3	—	
„ 9	2 0	„ 3 0	1 6	„ 2 3	—		3 6	„ 4 6	1 3	„ 2 3	—	
„ 16	2 0	„ 2 9	1 6	„ 2 0	1 3	to 1 9	3 0	„ 4 6	1 3	„ 2 0	—	
„ 23	2 0	„ 2 9	1 6	„ 2 0	—		3 0	„ 4 0	1 6	„ 2 0	1 3	to 1 9
„ 30	2 0	„ 2 9	1 6	„ 2 0	—		3 0	„ 4 0	1 6	„ 2 0	1 3	„ 1 9
October 7	2 0	„ 2 9	1 6	„ 2 0	—		3 0	„ 4 6	1 6	„ 2 0	1 3	„ 1 9
„ 14	2 0	„ 2 9	1 6	„ 2 0	—		3 0	„ 4 6	1 6	„ 2 0	1 3	„ 1 9
„ 21	2 0	„ 2 9	1 6	„ 2 0	—		3 0	„ 4 0	1 0	„ 2 0	—	
„ 28	2 0	„ 2 9	1 6	„ 2 0	1 4	to 1 9	3 0	„ 4 6	1 0	„ 2 0	—	
November 4	2 0	„ 2 6	1 6	„ 2 3	1 4	„ 1 9	3 0	„ 4 0	1 6	„ 2 0	—	
„ 11	2 0	„ 2 6	1 6	„ 2 3	—		3 0	„ 4 0	1 6	„ 2 0	—	
„ 18	2 0	„ 2 6	1 6	„ 2 0	1 4	to 1 9	3 0	„ 4 0	1 0	„ 2 0	—	
„ 25	2 3	„ 3 0	1 9	„ 2 3	1 6	„ 2 0	3 6	„ 5 0	1 6	„ 2 0	—	
December 2	2 0	„ 2 6	1 6	„ 2 0	1 4	„ 1 9	3 0	„ 4 0	1 0	„ 2 0	—	
„ 9	2 0	„ 3 0	1 6	„ 2 0	—		3 0	„ 4 6	1 3	„ 2 0	—	
„ 16	3 0	„ 4 0	2 0	„ 3 0	1 9	to 2 6	3 0	„ 4 6	2 6	„ 3 0	1 9	to 2 3
„ 23	3 0	„ 3 9	2 0	„ 3 0	—		—		2 6	„ 3 0	—	
„ 30	3 0	„ 4 0	2 0	„ 3 0	1 6	to 2 0	3 0	to 4 6	1 6	„ 3 6	—	
1894.												
January 6	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 0	3 0	„ 4 6	1 6	„ 3 6	—	
„ 13	3 0	„ 4 0	2 0	„ 3 0	1 9	„ 2 6	3 0	„ 4 6	1 6	„ 3 6	—	
„ 20	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 3	3 0	„ 4 6	1 6	„ 3 6	—	
„ 27	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 6	3 0	„ 4 6	1 6	„ 3 6	—	
February 3	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 6	3 0	„ 4 6	1 6	„ 3 6	—	
„ 10	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 6	3 0	„ 4 6	1 6	„ 3 6	—	
„ 17	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 6	3 0	„ 4 6	1 6	„ 3 6	—	
„ 24	3 0	„ 4 0	2 0	„ 3 0	1 6	„ 2 6	4 6	„ 6 6	1 9	„ 3 6	—	
March 3	3 0	„ 4 6	2 0	„ 3 0	1 6	„ 2 6	4 6	„ 6 6	1 9	„ 3 6	—	
„ 10	3 0	„ 4 6	2 6	„ 3 6	—		4 0	„ 6 6	2 3	„ 3 6	—	
„ 17	3 0	„ 4 0	2 6	„ 3 6	2 0	to 3 0	4 6	„ 6 6	2 0	„ 3 6	—	
„ 24	3 0	„ 4 0	2 6	„ 3 6	2 0	„ 3 0	4 0	„ 6 6	1 6	„ 3 6	—	
„ 31	3 0	„ 4 0	2 6	„ 3 6	—		4 0	„ 6 6	2 0	„ 3 6	—	
April 7	3 0	„ 4 6	2 6	„ 3 6	2 0	to 3 0	4 6	„ 6 6	2 0	„ 3 6	—	
„ 14	3 0	„ 4 0	2 6	„ 3 6	2 0	„ 3 0	4 0	„ 6 6	2 0	„ 3 6	—	
„ 21	3 6	„ 4 6	2 6	„ 3 6	2 0	„ 3 0	4 6	„ 6 6	2 6	„ 3 6	—	
„ 28	3 6	„ 6 6	2 6	„ 4 6	2 0	„ 4 6	4 6	„ 6 6	2 0	„ 4 6	—	
May 5	3 6	„ 6 6	2 6	„ 4 6	2 0	„ 3 6	4 6	„ 6 6	2 0	„ 4 6	—	
„ 12	3 6	„ 6 6	2 6	„ 4 6	2 0	„ 3 6	4 6	„ 6 6	2 0	„ 4 6	—	
„ 19	3 6	„ 5 6	2 6	„ 4 6	2 0	„ 3 6	4 6	„ 6 6	2 6	„ 4 6	—	
„ 26	3 6	„ 5 6	2 0	„ 4 0	3 0	„ 4 0	4 6	„ 6 6	2 6	„ 4 6	—	
June 2	3 3	„ 5 6	2 3	„ 3 6		3*s.* 6*d.*	4 6	„ 6 6	1 3	„ 3 6	—	
„ 9	3 6	„ 6 6	3 6	„ 4 6	2 6	to 3 6	4 6	„ 6 6	1 9	„ 3 0	—	
„ 16	3 0	„ 5 0	2 0	„ 3 0	1 9	„ 3 0	4 6	„ 6 6	1 9	„ 2 0	—	
„ 23	3 0	„ 4 6	2 0	„ 3 0	2 0	„ 3 0	4 6	„ 5 6	2 0	„ 3 0	1 6	to 2 6
„ 30	2 6	„ 5 0	1 9	„ 2 9	2 0	„ 3 0	4 0	„ 5 6	1 6	„ 2 6	1 6	„ 2 6

APPENDIX V.

ACCOUNTS of CHICKEN REARING on a 70 ACRE FARM in EAST SUSSEX. (*See* para. 51.)

1887.

Receipts.	£ s. d.	Expenditure.	£ s. d.
212 chickens - -	21 7 1	Food - - -	13 18 1
39 doz. eggs - -	1 19 0	Eggs - -	0 4 0
13 hens - -	0 15 0	Commission, 3*s.* in £ on gross receipts.	4 10 0
34 pullets for stock -	3 2 8	Profit - -	11 4 2
21 ducks - -	2 12 6		
	29 16 3		29 16 3

1888.

Receipts.	£ s. d.	Expenditure.	£ s. d.
304 chickens - -	34 19 6	Food - -	20 0 0
61 doz. eggs - -	3 1 0	Commission as above	6 0 0
15 chickens for home use.	1 4 3	Profit - -	13 9 9
4 hens - -	0 5 2		
	39 9 9		39 9 9

APPENDIX VI.

ACCOUNTS of CHICKEN REARING on a 100 ACRE FARM in EAST SUSSEX. (*See* para. 52.)

1887.

Receipts.	£ s. d.	Expenditure.	£ s. d.
211 chickens, 10 doz. eggs - -	26 7 4	Food - - -	14 1 3
		Eggs - - -	1 8 1
		Commission, 3*s.* in £ on gross receipts.	3 19 0
		Profit - - -	6 19 0
	26 7 4		26 7 4

1888.

Receipts.	£ s. d.	Expenditure.	£ s. d.
288 chickens - -	32 18 0	Food - - -	14 16 0
33 doz. eggs - -	1 14 6	Commission as above	5 9 0
20 pullets for stock -	1 14 0	Profit - - -	16 1 6
	36 6 6		36 6 6

1891.

Receipts.	£ s. d.	Expenditure.	£ s. d.
513 chickens - -	54 11 9	Food - - -	33 14 2
¼ fat ditto - -	0 14 0	Eggs, &c. - - -	5 0 7
6 hens and 1 cock -	0 10 0	Commission as above	8 10 6
16 doz. eggs - -	0 15 11	Profit - - -	9 6 5
	56 11 8		56 11 8

APPENDIX VII.

ACCOUNT of REARING and FATTENING POULTRY on a 200 ACRE FARM in EAST SUSSEX.—(*See* para. 53.)

MONTHLY CASH ACCOUNT, 1891.

JANUARY.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 84, Jan. 1 -	14 14 6	Oats, 70 qrs. at 20*s.* -	70 0 0
Do. 87 „ 3 -	14 5 3	Maize, 12½ qrs. - -	16 16 0
Do. 51 „ 6 -	9 9 0	Wheat, 4½ qrs. at 28*s.*	5 12 0
Do. 62 „ 8 -	11 3 0	Skim milk - -	5 0 0
Do. 59 „ 10 -	10 4 6	Pollard and chemicals	3 0 0
Do. 50 „ 13 -	9 9 0	Fowls, 76 - -	9 5 0
Do. 50 „ 15 -	9 8 0	Fat - - -	0 10 6
Do. 48 „ 17 -	8 9 6	Labour - - -	20 3 0
Do. 50 „ 20 -	9 10 6		
Do. 50 „ 22 -	10 0 0		
Do. 50 „ 24 -	9 10 6		
Do. 41 „ 27 -	8 2 0		
Do. 40 „ 29 -	8 14 6		
Do. 40 „ 31 -	7 14 0		
	140 14 3		130 6 6

FEBRUARY.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 44, Feb. 3 -	8 9 6	Oats, 28½ qrs. at 20*s.* -	28 10 0
Do. 44 „ 5 -	8 14 6	Fowls, 127 - -	19 5 7
Do. 45 „ 7 -	7 18 0	Fat - - -	10 4 0
Do. 40 „ 10 -	8 2 0	Skim milk - -	4 10 6
Do. 40 „ 12 -	7 13 0	Pollard and chemicals	1 19 3
Do. 56 „ 14 -	10 9 0	Labour -	15 6 0
Do. 24 „ 17 -	5 3 6		
Do. 24 „ 19 -	4 17 6		
Do. 24 „ 21 -	5 3 6		
Do. 50 „ 24 -	10 8 6		
Do. 60 „ 26 -	11 10 10		
Do. 48 „ 28 -	9 4 6		
	97 14 4		79 15 4

March.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 60, March 3 -	11 14 6	Oats, 44 qrs. at 20s. -	44 0 0
Do. 45 „ 5 -	9 12 0	Maize, 10 qrs. at 30s. -	15 0 0
Do. 41 „ 7 -	8 2 6	Wheat and poultry meal.	4 19 6
Do. 61 „ 11 -	12 15 9	Chemicals and pollard	3 13 0
Do. 31 „ 12 -	6 15 6	Milk and fat - -	4 0 2
Do. 41 „ 14 -	8 15 6	Fowls, 142 - -	23 12 7
Do. 60 „ 17 -	13 4 6	Labour - -	17 5 0
Do. 60 „ 19 -	13 1 0		
Do. 60 „ 22 -	12 9 6		
Do. 60 „ 25 -	11 14 6		
Do. 54 „ 27 -	11 10 6		
	119 15 9		112 10 3

April.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 80, April 2 -	17 18 7	Oats, 24 qrs. at 20s. -	24 0 0
Do. 69 „ 4 -	13 17 0	Milk and pollard -	8 9 2
Do. 60 „ 7 -	13 4 0	Fowls, 162 - -	30 15 1
Do. 49 „ 9 -	11 2 6	Labour - -	17 12 6
Do. 62 „ 11 -	12 1 0		
Do. 61 „ 14 -	13 17 1		
Do. 60 „ 16 - (12 old hens)	13 18 7		
Do. 56 „ 18 -	13 1 7		
Old hens, 12 „ 22 -	1 10 0		
Chicken, 40 „ 22 -	9 14 0		
Do. 51 „ 24 - (11 old hens)	11 14 0		
Do. 40 „ 26 -	10 14 6		
Do. 40 „ 28 -	11 0 0		
Do. 40 „ 30 -	11 19 0		
	165 11 10		80 16 9

May.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 21, May 2 -	5 15 0	Oats, 51 qrs. - -	53 8 6
Do. 30 „ 5 -	12 1 6	Milk and pollard -	5 15 11
Do. 40 „ 7 -	12 18 0	Chemicals and fat -	4 6 9
Do. 34 „ 9 - (10 old hens)	8 11 0	Wheat - -	37 0 0
Do. 40 „ 12 -	12 12 0	Fowls, 302 - -	53 8 6
Do. 40 „ 14 -	12 8 0	Labour - - -	21 5 3
Old hens, 9 „ 15 -	1 1 0		
Chicken, 33 „ 16 -	10 19 0		
Feathers, 5¼ cwts. at 21s., May 16.	5 10 3		
Chicken, 50, May 22 -	16 10 0		
Do. 54 „ 24 - (12 old hens)	14 4 2		
Do. 60 „ 27 -	18 1 6		
Do. 40 „ 29 -	10 18 0		
Do. 46 „ 31 -	11 16 11		
	153 6 4		175 4 11

June.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 31, June 3 -	8 18 0	Oats, 60 qrs. at 21s. -	63 0 0
Do. 30 „ 5 -	8 14 10	Milk and pollard -	16 4 6
Do. 40 „ 6 -	11 2 0	Fat and chemicals -	5 6 3
Do. 60 „ 9 -	16 7 8	Maize (10 qrs.) and cartage	14 15 0
Do. 60 „ 12 -	15 2 8	Fowls, 367 - -	63 16 10
Do. 51 „ 14 -	11 4 6	Labour - - -	20 10 0
Do. 70 „ 17 -	16 10 2		
Do. 75 „ 19 -	17 2 0		
Do. 66 „ 21 -	15 10 0		
Do. 49 „ 24 -	11 12 0		
Do. 50 „ 26 -	11 6 6		
Do. 51 „ 28 -	10 18 0		
Do. 100 „ 30 -	21 9 0		
	175 17 4		183 12 7

July.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 100, July 2 -	22 0 6	Oats, 75 qrs. at 21s. -	78 15 0
Do. 89 „ 4 -	19 0 6	Milk and pollard -	16 2 3
Do. 100 „ 7 -	21 3 11	Fat and chemicals -	17 10 3
Do. 80 „ 9 -	16 7 1	Fowls, 474 - -	50 9 10
Do. 64 „ 11 -	12 3 6	Labour - - -	25 1 0
Do. 60 „ 14 -	12 19 2		
Do. 60 „ 16 -	11 17 6		
Do. 60 „ 18 -	11 7 8		
Do. 81 „ 21 -	16 15 0		
Do. 91 „ 23 -	18 1 11		
Do. 100 „ 25 -	19 14 4		
Do. 100 „ 28 -	19 7 1		
Feathers, 2 cwts. at 21s., July 28.	2 2 0		
Chicken, 100, July 30 -	18 6 3		
	221 6 5		188 15 4

August.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 100, Aug. 1 -	16 16 4	Oats, 89 qrs. - -	95 6 0
Do. 80 „ 6 -	13 18 9	Milk and pollard -	17 10 0
Do. 95 „ 8 -	15 11 5	Maize (10 qrs.) and carriage.	15 0 0
Do. 100 „ 11 -	17 0 0	Fat and chemicals -	1 0 0
Do. 100 „ 13 -	16 6 10	Fowls, 405 - -	39 11 0
Do. 100 „ 15 -	15 12 4	Labour - - -	23 6 0
Do. 102 „ 18 -	17 9 0		
Do. 100 „ 20 -	16 4 4		
Do. 102 „ 22 -	17 7 5		
Do. 100 „ 26 -	17 1 4		
Do. 100 „ 27 -	15 12 4		
Do. 100 „ 29 -	16 4 0		
	195 4 1		191 13 0

SEPTEMBER.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 100, Sept. 1 -	17 14 10	Oats, 86 qrs. - -	93 6 0
Do. 101 „ 3 -	17 4 6	Wheat, 8 qrs. - -	12 16 0
Do. 100 „ 5 -	16 10 0	Milk and pollard -	13 17 5
Do. 80 „ 8 -	13 17 0	Fat and chemicals -	13 0 0
Do. 98 „ 10 -	15 15 0	Fowls, 278 - -	26 12 0
Do. 110 „ 12 -	21 0 0	Labour - -	23 12 6
Do. 80 „ 15 -	15 2 6		
Do. 110 „ 17 -	21 0 0		
Do. 101 „ 19 -	16 17 2		
Do. 82 „ 22 -	15 10 0		
Do. 80 „ 24 -	14 2 1		
Do. 83 „ 26 -	13 13 4		
Do. 97 „ 29 -	16 16 4		
	215 2 9		183 3 11

OCTOBER.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 100, Oct. 1 -	17 0 0	Oats, 75 qrs. - -	80 5 0
Do. 100 „ 3 -	15 13 7	Wheat, 17 qrs. - -	22 10 0
Do. 102 „ 6 -	17 14 2	Milk and pollard -	16 7 11
Do. 100 „ 8 -	17 10 7	Fat and chemicals -	32 15 0
Do. 100 „ 10 -	15 17 1	Fowls, 285 - -	25 0 0
Do. 102 „ 13 -	17 18 0	Labour - -	25 17 6
Do. 101 „ 15 -	17 19 6		
Do. 97 „ 17 -	16 17 10		
Do. 90 „ 20 -	15 15 0		
Do. 100 „ 22 -	18 0 0		
Do. 90 „ 24 -	14 16 0		
Do. 102 „ 27 -	16 16 0		
Do. 98 „ 29 -	16 13 10		
Feathers, 7 cwts. at 21s. Oct. 30.	7 7 0		
Chicken, 105, Oct. 31 -	17 3 0		
	243 1 7		202 15 5

NOVEMBER.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 98, Nov. 3 -	17 1 0	Oats, 38 qrs. - -	45 12 0
Do. 100 „ 5 -	16 19 1	Milk and pollard -	7 8 6
Do. 100 „ 7 -	16 0 0	Fat and chemicals -	1 10 0
Do. 100 „ 10 -	16 17 1	Fowls, 113 - -	11 6 0
Do. 100 „ 12 -	16 9 7	Labour - -	20 4 6
Do. 103 „ 14 -	16 8 0		
Do. 90 „ 17 -	14 12 8		
Do. 95 „ 19 -	15 7 9		
Do. 95 „ 21 -	15 12 7		
Do. 75 „ 24 -	13 0 8		
Do. 50 „ 26 -	9 2 0		
Do. 72 „ 28 -	12 10 5		
	180 0 10		86 1 0

DECEMBER.

Receipts.	£ s. d.	Expenditure.	£ s. d.
Chicken, 77, Dec. 1 -	13 10 0	Oats, 53 qrs. - -	63 12 0
Do. 60 „ 3 -	9 19 6	Milk and pollard -	9 15 6
Do. 70 „ 5 -	11 7 2	Fat and chemicals -	1 8 6
Do. 78 „ 8 -	13 12 11	Wheat and maize -	11 7 6
Do. 51 „ 10 -	9 0 0	Fowls, 155 - -	19 5 3
Do. 78 „ 12 -	13 16 1	Labour - - -	18 18 0
Do. 80 „ 15 -	15 6 0	Repairs and dead stock	10 0 0
Do. 148 „ 17 -	29 18 4		
Do. 121 „ 22 -	26 14 7		
Do. 41 „ 29 -	7 19 0		
	151 3 7		134 6 9

SUMMARY.

Receipts.	£ s. d.	Expenditure.	£ s. d.
January - - -	140 14 3	January - - -	130 6 6
February - - - -	97 14 4	February - - - -	79 15 4
March - - -	119 15 9	March - - -	112 10 3
April - - - -	165 11 10	April - - - - -	80 16 9
May - - -	153 6 4	May - - -	175 4 11
June - - - - -	175 17 4	June - - - - -	183 12 7
July - - - -	221 6 5	July - - -	188 15 4
August - - - -	195 4 1	August - - -	191 13 0
September - - -	215 2 9	September - - -	183 3 11
October - - -	243 1 7	October - - - -	202 15 5
November - -	180 0 10	November - - -	86 1 0
December - - -	151 3 7	December - - -	134 6 9
	2,058 19 1		1,749 1 9

BALANCE SHEET for YEAR 1891.

Dr. *Cr.*

	£	s.	d.		£	s.	d.
To sale of fowls	2,043	19	10	By stock in hand, January 1891:—			
„ do. feathers	14	19	3	Corn, fat, milk, &c.	20	0	0
„ stock in hand December 1891:—				Large chickens, 1,000 at 2s. 3d.	112	10	0
Partially fat chickens, 755 at 3s. 6d.	132	2	6	Half-grown chickens, 800 at 1s. 9d.	70	0	0
Milk, oats, fat, wheat, &c.	36	17	0	Small chickens, 250 at 6d.	6	5	0
Hens and roosters, 460 at 3s.	69	0	0	Partially fat chickens, 620 at 3s. 6d.	108	10	0
Large chickens, 1,191 at 2s.	119	2	0	Hens, roosters, and ducks, 445 at 3s.	66	15	0
Small do. 619 at 6d.	15	9	6	Dead stock	200	0	0
Dead stock	200	0	0				
	572	11	0				584 0 0
				„ fowls bought			372 7 8
				„ wheat do.			94 5 0
				„ oats do.			739 14 6
				„ maize do.			61 11 0
				„ skim milk, pollard, chemicals, and fat bought			221 5 4
				„ labour			249 18 3
				„ repairs			10 0 0
				„ interest on 600*l.* at 5 per cent.			30 0 0
				Profit			268 8 4
	£2,631	10	1				£2,631 10 1

APPENDIX VIII.

RATEABLE VALUE of PARISHES in the HEATHFIELD DISTRICT in 1881 and 1893 respectively. (*See* para. 59.)

	1881.	1893.		1881.	1893.
	£	£		£	£
Ashburnham	3,671	3,615	Hellingley	7,575	7,771
Buxted	9,220	10,417	Mayfield	14,979	17,543
Chiddingley	4,096	4,403	Rotherfield	16,143	20,976
Dallington	1,959	1,814	Uckfield	8,478	10,330
East Hoathley	3,230	3,566	Waldron	6,264	7,164
Framfield	7,885	8,625	Warbleton	5,472	5,880
Heathfield	7,473	10,679	Totals	96,445	112,783

APPENDIX IX.

INHABITED HOUSES, FAMILIES OR SEPARATE OCCUPIERS, and POPULATION in the HEATHFIELD DISTRICT in 1871, 1881, and 1891 respectively. (From the Census Returns.) (*See* para. 59.)

	1871.			1881.			1891.		
	Inhabited Houses.	Families or separate Occupiers.	Population.	Inhabited Houses.	Families or separate Occupiers.	Population.	Inhabited Houses.	Families or separate Occupiers.	Population.
Ashburnham	132	170	867	154	160	774	129	129	629
Buxted	347	397	1,868	400	414	1,934	406	414	2,039
Chiddingley	195	202	946	195	193	881	199	203	882
Dallington	98	135	629	93	113	522	83	94	422
East Hoathley	141	155	730	156	167	857	166	171	882
Framfield	286	336	1,521	301	308	1,527	332	338	1,663
Heathfield	344	428	2,044	404	418	1,995	464	480	2,300
Hellingley	321	363	1,636	321	333	1,646	328	334	1,571
Mayfield	561	617	2,828	558	587	2,912	576	603	3,217
Rotherfield	802	876	4,149	853	923	4,334	992	1,048	5,099
Uckfield	396	416	2,041	414	468	2,146	462	484	2,497
Waldron	249	262	1,252	262	294	1,342	286	290	1,431
Warbleton	283	309	1,482	122	148	607	276	278	1,381
	4,155	4,666	21,993	4,233	4,526	21,477	4,699	4,866	24,013

APPENDIX X.

IMPORTS of (1) EGGS, (2) POULTRY and GAME for each of the years 1881 to 1893 inclusive. (*See* para. 60.)

Year.	Eggs.		Poultry and Game.	Year.	Eggs.		Poultry and Game.
	Number.	Value.	Value.		Number.	Value.	Value.
	Thousands.	£	£		Thousands.	£	£
1881	756,719	2,322,390	—	1888	1,126,793	3,083,167	403,537
1882	811,922	2,385,263	—	1889	1,131,900	3,127,590	473,193
1883	940,436	2,732,055	—	1890	1,234,950	3,428,806	497,857
1884	993,609	2,910,493	—	1891	1,275,397	3,505,522	456,979
1885	1,002,788	2,931,237	—	1892	1,336,730	3,794,718	583,430
1886	1,035,171	2,884,063	351,888*	1893	1,323,181	3,875,639	578,959
1887	1,090,089	3,085,681	410,094				

* Up to 1886 poultry and game were included with rabbits.

APPENDIX XI.

(*See* para. 66.)

EAST SUSSEX COUNTY COUNCIL.

TECHNICAL INSTRUCTION.

Gardening and Fruit Culture.

Outline of course of six lectures on the cultivation and management of fruits, vegetables, and flowers, to be delivered by Mr. C. RITCHINGS, F.R.H.S.

Lecture I.—A Garden.

(*a.*) How to prepare it. (*b.*) Selection of a suitable situation, soil, &c. (*c.*) How to conduct a simple experiment to find out what manures are necessary to grow required crops.

Lecture II.—Useful Fruits for Home Consumption.

(*a.*) Selection of varieties for different soils. (*b.*) Situation and manures. (*c.*) Planting, cultivating, and pruning trees. (*d.*) Gathering and storing fruit.

Lecture III.—Suitable Fruits to Grow for Sale.

(*a.*) Soils, situation, and manures required. (*b.*) Planting, cultivating, and pruning trees. (*c.*) Gathering, sorting, and preparing for sale. (*d.*) Good and bad methods of packing, selling, storing, &c.

Lecture IV.—Vegetable Culture.

(*a.*) How to make the most of small gardens. (*b.*) Good and bad cultivation. (*c.*) Manures. (*d.*) Sowing and transplanting. (*e.*) Time required to grow by different crops. (*f.*) Suitable crops for light and heavy soils.

Lecture V.—Popular Flowers.

(*a.*) The cultivation of flowers for the adornment of gardens, source of food for bees, and for other purposes.

Lecture VI.—Plant Diseases, Insect Pests, and Enemies of Crops.

(*a.*) Appliances for their prevention and destruction. (*b.*) Description and uses of simple recipes.

EDWIN YOUNG,
Organising Secretary.

County Hall, Lewes,
September 1893.

APPENDIX XII.

NOTES on POULTRY REARING ON FARMS, by Mr. W. A. HAVILAND, of WARBLETON, SECRETARY to the HURSTMONCEUX FARMERS' CLUB. (*See* para. 69.)

On nearly every farm there are buildings, rickyards, and fields where fowls can run at liberty, where they will pick up a large amount of grain, &c. which would otherwise be wasted; where they will be able to find naturally nearly all those little necessaries for their health and well-being, which a poultry farmer would probably have to supply at great expense and trouble, and where consequently they will thrive much better at half the cost.

It is to the management of fowls under these conditions that I propose to confine my remarks, and I shall hope to prove that though a large income must not be expected from them, yet that they will pay a very good interest on the money invested in them.

The first subject is that of housing, not only because before we get our fowls we must have somewhere to house them, but because it is one of the greatest difficulties and one of the greatest expenses we have to contend against. The point to aim at is to get your house warm, dry, draught-proof, and durable, and yet not to have it too expensive. Never spend too much money on *fixed* houses. It is having done this that has broken and disgusted many who have tried keeping fowls on a large scale. Poultry will not do well in some places, or they will do well in some places for a time, and then the ground will get foul, and it is worse than useless keeping them there any longer, at all events for a time, and the owner must be prepared either to move his houses, or to lose the amount he has expended in fixed ones. Thatch makes good roofing for houses, but it is expensive and is liable to harbour vermin; corrugated iron is too hot in summer and too cold and damp in winter. Felt answers fairly well, if horned stock are kept from it; if used, it should be tarred in the spring and autumn and fine sand sprinkled over the moist tar.

On the whole I consider wooden houses are as good as any and it is easier to make these portable. One very convenient form is to have the four sides fit into each other, and the roof to fit on the top, as these can easily be moved from place to place. The chief objection to these is that in very windy weather the roof is liable to be blown off, and to get knocked about,

besides leaving the fowls unprotected for the time. A very good flooring can be made of clay and cinders rammed down hard.

Breeds.—The different breeds of the ordinary fowl may be divided into:—(1.) Those which sit and hatch their own eggs, and (2) those which do not do so, or rather which cannot be trusted to do so, as amongst the purest of these latter, as the summer advances, broody specimens will be found. The former class include the Brahma of which there are two varieties: the light and the dark; the Cochin, of which there are several varieties, Dorkings, Plymouth Rock, Game, &c., whilst among the latter we have the Leghorns, the Spanish, the Minorca, Hamburghs, Houdans, and others. If the production of eggs alone be the point aimed at, these latter will be found to give the best satisfaction, and the trouble of hens being frequently broody, at all events, will be considerably lessened, and I venture to think that if any two of these breeds are better than the others, they are the Minorca and Leghorn, the former particularly being a very prolific layer of a large white egg. Flower Brahmas and Plymouth Rocks are very fair layers, especially in winter, and their brownish-red eggs are much sought after by some people, who believe a coloured egg is richer than a white one, and they have the additional advantage of being excellent mothers. For the production of chickens for the table Dorkings take the palm, though the delicacy of the chickens when young renders a cross with some of the hardier breeds like the Brahma advisable. Game fowls have an excellent flavour, indeed many think that in this respect they surpass the Dorking, but they are not so large, though very heavy for their size. Houdans also are very good table birds indeed, besides being excellent layers, but they are not very suitable on a farm as their large top-knots prevent them seeing as well as they otherwise would do.

Management.—Like all other live stock, if fowls are to pay they must be attended to regularly. They do not require very much attention if allowed their liberty, but what attention is given should be given regularly and well; the houses must be kept clean and the birds must have free access to good water. Some doctor once said of the human race that the one-half was underfed and the other half overfed, and the same remark would apply very well to fowls, though possibly the overfed ones are very much in the majority. This may seem strange, but it is so. A farmer will allowance his horses, and will know to a pound a day what cake his fatting cattle are receiving, but he will often make no objection to corn and food of the most expensive kind being literally wasted by his fowls being overfed on it. Laying hens want two, and only two meals a day. The first should be of soft food, and nothing is better than ground oats mixed with a little water. The hens come down from roost in the morning with their crops empty, and they want their food in a form they can easily digest. Barley meal, or barley meal and maize meal mixed are the next best. It is most important that the food should be well mixed up, not wet and sloppy but as dry as possible without any of the meal appearing white and dusty. The afternoon meal for laying hens should consist of whole corn, such as maize, barley, buckwheat, &c., as this will last the fowls longer through the night than the ground meal. Fowls will infinitely prefer maize, but they should not be fed exclusively on it, and when it is used it should be given much more sparingly than barley, &c. Boiled vegetables and scraps of meat, &c. push laying hens on wonderfully, especially in winter. Young chickens should be fed at least three or four times a day, of which the first meals should always consist of soft food and the last of whole grain. Just as much food should be given as the fowls will clear up eagerly and no more. On no account should food be left on the ground.

A hen will lay just as well without access to a cock, as with, but the eggs will be unfertile. To ensure fertility not more than eight hens should be allowed to each cock. A very common cause of eggs being unfertile is that the hen lays an unnatural number of eggs without resting, when the eggs are taken away from the nests. It is a well known fact that if a hen steals a nest and sits away she usually hatches a good proportion of her eggs, and this is generally put down to the fact of her not having been disturbed, but from experiments I have made myself I think it is largely because when nesting away she lays only some 15 eggs or so and then commences to sit. When laying in the hen house, where the eggs are collected daily, she will perhaps lay 30 or 40 eggs before wanting to sit, and I find that the later eggs are not nearly so likely to be fertile as the first dozen or so. A hen sits on her eggs 21 days, and should be left as undisturbed as possible. When it is required to rear up a large number of chickens the management of the sitting hens will be found a very difficult task. They will always do best when they sit away by themselves, and are not disturbed by other hens laying with them, but as an ordinary rule the hens will lay several together in the nest in the houses, and will want to sit there. Sometimes it is sufficient to coop the hen away in a secluded spot with a comfortable nest and some china eggs, and after she has settled down give her the good ones, and watch her for the first few times she is let out to see that she goes back to her nest; but this entails a good deal of labour, and though, as I said before, it is far and away best if you can manage it to let the hen choose her own nest and sit away; where a great many are kept it will be found a very good plan to keep your sitting hens right away from the other fowls, either shutting the hen into her nest and taking her off for food, &c. once a day, or by giving each fowl a separate enclosed run in connexion with its nest, so that it can leave or return to it at its pleasure. This latter is the best plan as it involves less labour. Several sitting hens should not be allowed to run together when feeding, as they are very quarrelsome when broody, and after fighting will not return to their eggs for some time. They should be fed once a day, and on whole grain, they should have plenty of water, and a dust bath to wallow in, as it is by this means they get rid of their lice, &c., which are generally especially troublesome to a hen when she is sitting. In very cold weather a hen should not be long off her eggs, but during the warm weather, and especially during the last 10 days of incubation, they can be away for a long time without doing any harm. I have often known hens leave their eggs for seven or eight hours and have a good hatch afterwards. The first four or five days of incubation is the most critical time.

Incubation.—All that is necessary for the hatching of a fertile fresh egg is that it should be kept for from 20 to 21 days in a damp temperature of from 103° to 104° Fahrenheit, oxygen being present, and the egg being periodically turned, therefore artificial hatchers or incubators can be used with very fair success. In using an incubator a number of eggs are put in a drawer or on a shelf, and an even temperature of 103° or 104° is kept up either by hot air or by hot water heated by a lamp, and arrangements are made for keeping them damp. The eggs must be turned twice a day, and for this purpose it is a good plan to mark each egg on one side, and in the morning to turn all the marks upwards, and in the evening all marks downwards or *vice versâ*. There are all sorts of machines, made by different makers, the best of which are self-regulating. Hatching eggs by incubators requires knowledge and care, but with these can be made very successful. Rearing up chickens artificially is another matter, and except in very favourable weather involves so much labour and attention, and is so often attended with failure that it can hardly be recommended. For myself I find the following a very good plan. I set a large number of hens and an incubator at the same time, and divide the results equally amongst the hens when they hatch.

It is of the greatest importance with laying hens that the eggs should be gathered every night, as not only are the hens thus less likely to become broody, but by never selling a stale egg your produce commands a much higher price in the market.

There are many people who say that a hen will lay on an average 200 eggs a year, and that some will lay as many as 250, but unless one has a very excellent laying strain, I think that 140 will be as many as can be reckoned on all round where many hens are kept. Putting these 140 eggs at 1*s.* per dozen on the average, we have 11*s.* 8*d.* as the gross receipts of each hen, against which we have to reckon good housing, depreciation, and labour. A laying hen running about free upon a farm, if the feeding be properly managed, ought not to cost in this respect more than 1*d.* a week, or 4*s.* 4*d.* a year, thus leaving 7*s.* 4*d.* per head to pay for housing, depreciation, and labour, which latter item should not be very great. One boy can look after at least 200 hens and yet not have half his time occupied. He cannot look after more, if the houses are scattered, otherwise he would be too long in going round to feed in the mornings, &c.; but there are few holdings where a boy's spare hours cannot be profitably employed, the only difficulty being to remember that such a boy's chief duties are to look after the fowls. One is often

tempted in busy times, such as in hay-making, to say, "Oh, bother the fowls! it won't harm not to feed them this once," but it does harm, in the same way as it does harm to feed cattle and sheep irregularly. Of course the owner must keep a sharp look out over the boys, and at first sight this may seem more trouble than it is worth to a man who has a lot of other farming to look to, but I can say, from my own experience, that never do I look so thoroughly to my men, see my stock, and attend generally to my farm as when I walk round to my different hen houses.

Fowls do not stench the land at all for cattle or sheep, the thicker the fowls in reason, the closer will the stock feed on pastures, &c., and they do an immense amount of good in picking up grubs and insects, and also in spreading horse dung, ant hills, &c., in fact, in spring and summer, if not kept too thick, they will almost support themselves.

They should not, of course, be allowed in standing corn or mowing grass, but they can easily be kept from these by a three-foot wire netting run along the bottom of the fence, and this is very cheap.

In conclusion, I would say to those farming, say, 150 to 300 or 400 acres of land, "If you care to make some "30*l.* to 60*l.* nett profit per year, with comparatively "very little outlay, keep laying hens and look after "them well; but if not satisfied with this modest sum, "or if you wish to keep so many fowls that the rent "may be paid by them, or some other extravagant "idea, don't keep them at all, as you will only be "disappointed."

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HENRY REW

(ASSISTANT COMMISSIONER)

ON THE

SALISBURY PLAIN DISTRICT OF WILTSHIRE.

Presented to both Houses of Parliament by Command of Her Majesty.

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SALISBURY PLAIN REPORT.

To Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

Norfolk House, Norfolk Street,
London, W.C.,
July 9th, 1894.

Sir,

I have the honour to present my report on the Salisbury Plain district of Wiltshire.

I.—Introduction.

Area of inquiry.

1. The county of Wilts is divided into two well-defined parts, viz., North Wilts and South Wilts, by the vale of Pewsey. Geologically and agriculturally the two divisions of the county are entirely distinct. By a rather liberal interpretation of the phrase the Salisbury Plain district might be held to comprise the whole of the southern part of the county, while on a strict interpretation the area of inquiry might be held to include only that triangular tract of tableland bounded by the valleys of the Avon and the Wylye on the south, west, and east, and by the Pewsey Vale on the north.

It appeared to me desirable not to take a too narrow view of the district to which I was sent, and while, therefore, I devoted my attention mainly to the Salisbury Plain district proper, I did not hesitate, so far as time and opportunity permitted, to visit parts of South Wilts lying outside its boundaries.

Method of inquiry.

2. I attended, by invitation, a meeting of the council of the South Wilts Chamber of Agriculture at Warminster, at which I obtained evidence from the council as a body, as well as from many of its members individually. I held a public meeting, to which all persons interested in agriculture were invited, at Market Lavington, and this was attended by about 40 occupiers of land and labourers. I also met, at their request, six small holders and labourers at the same place on the following evening. I attended the markets at Salisbury, Warminster, and Devizes and drove over a considerable part of the district, visiting many of the farmers and going over several farms. I also took the evidence of a considerable number of farmers and others who came to see me for that purpose or whom I met at the markets.

Acknowledgment of Assistance.

3. I desire to acknowledge the readiness with which, as a rule, my inquiries were answered and assistance rendered me by those whom I had the pleasure of meeting in the course of the inquiry. I am especially indebted to Mr. William Stratton, of Kingston Deverell, a member of the Royal Commission of 1881; to Mr. Joseph Carpenter, of Barcombe; Major Poore, of Old Lodge; Mr. G. R. Kendle, agent to the Earl of Pembroke; Mr. A. E. Medlicott, agent to Mr. Walter Long, M.P.; Mr. Cary Coles, of Winterbourne Stoke; Mr. H. Baker, of Mere Down; Mr. R. G. Attwater, of Ratfin; Mr. Wadman, of West Lavington; Mr. S. Saunders, of Market Lavington; Mr. J. N. Parham, of Sutton Veney; Mr. J. Flower, of Chilmark; Mr. J. E. Rawlence, of Salisbury; Mr. E. A. Rawlence, of Salisbury; Mr. S. W. Farmer, of Little Bedwyn; Mr. J. T. Woolley (Secretary of the South Wilts Chamber of Agriculture); Mr. James Welch (Secretary of the Wiltshire Agricultural Association); Mr. John S. Hamilton (Secretary of the Wiltshire General and Agricultural Workers' Union); the editor of the "Wiltshire County Mirror," and the editor of the "Salisbury Times." Many others in addition to these went considerably beyond the mere giving of evidence in the help which they rendered me in prosecuting my inquiries.

II.—Description of District.

Geological features.

4. Roughly speaking the district lies on the chalk, the whole of the extensive downs which are its main feature being of that formation. The chalk runs in from Hampshire on the east and extends westward to Warminster, Heytesbury, and Mere, northward to

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the Pewsey Vale, and stretches away to the south-west into Dorsetshire. On the edge of the chalk there are tracts of greensand in the valleys. The chalk soils are generally thin and light but where they meet the greensand there is usually good useful loam running to a heavy marl in some cases. On the top of the downs there is a large quantity of thin light soil known in the district as "beake" or "bake" land.

Mr. E. Little, writing 50 years ago on the farming of Wiltshire,* referred to this "lighter description of flinty soil generally termed 'beak land' or down land" and observed that "more of this kind has been brought into cultivation within these few "years inasmuch as vast breadths of the downs are broken up every year and not, as "was formerly the case, crops of corn taken, till, according to a quaint expression, "'an old corn would not produce a new one' and then laid down 'to rest.'" Mr. E. Little classified the soils of the district as follows:—1st, chalky and flinty loams; 2nd, the down or beakland; 3rd, the heavy white lands; and 4th, the sand loam.

Physical aspect.

5. The general aspect of the district is therefore a great chalk tableland intersected by valleys along which lie a succession of villages on the banks of the stream. The middle of the valley is laid out in water meadows and the farms start from the stream and run back up the slope on to the down. The holdings are, therefore, so to speak, a series of long narrow parallelograms having a few acres of water meadow, a strip of good useful land on the slope of the hill, and a tract of thin chalk soil on the top of the down. The farmhouse and homestead is in the valley at one extremity of the farm near the village, where also most of the cottages are situated.

Size of estates and farms.

6. The district may be termed one of large estates. The Earl of Pembroke owns 47,000 acres and the Marquess of Bath about 40,000 acres, though the latter estate lies to a considerable extent outside the district. There are two or three estates of about 6,000 or 7,000 acres.

The typical farm of the district is large, from 500 or 700 acres being an ordinary holding, in many cases 1,000, 1,500, and even 2,000 acres being occupied. I visited two farmers who occupied each, in different parts of the district, nearly 3,000 acres, but these are, of course, exceptional. Another case in which about 14,000 acres are farmed as one undertaking can scarcely be included in the same category. The holdings on one estate were stated to be as follows:—1,700 acres, 1,300 acres, 1,100 acres, two at 1,000 acres each, 700 acres and 500 acres, the whole estate thus consisting of seven farms at an average of a little more than 1,000 acres each.

Crops and stock. Appendix A. 1.

7. I am, unfortunately, not able to give the figures of crop acreage and live stock for the precise district covered by this Report, but in Appendix A. 1 I collate such statistics as I have been able to obtain. I have extracted from the published Agricultural Returns the figures for the county of Wilts referring to the years 1881 and 1893 respectively, and appended thereto are figures, supplied by the Board of Agriculture, which relate to that part of Wiltshire which is comprised in the Southampton "Collection" of the Inland Revenue. This covers a considerable portion of South Wilts, and includes a certain part of the Salisbury Plain district, of which, indeed, in its main features, it is characteristic.

Taking the second series of figures as representing the district it will be seen that about 57 per cent. of the total cultivated area is under the plough. Wheat now occupies less than one-third of the corn land, being exceeded (for the first time in 1893) by barley. Oats are almost as important a crop as wheat, and indeed, the three chief cereals are curiously near an equality of area. In Wiltshire, as a whole, for which the figures cover a longer period, it will be seen that oats have appreciably increased since 1881, while wheat and barley have decreased by about one-fourth. The figures indicate, undoubtedly, the steady growth of permanent pasture, and they also show the important position held by clover and rotation grasses. Sainfoin layers, it may be observed, are included among the latter, and it is to be regretted that the figures do not separately distinguish this special feature of the district. The extent of orchards is noteworthy, but the acreage under small fruit scarcely represents the Salisbury Plain district fairly.

As regards live stock the most striking feature is the reduction in the number of sheep, which is largely attributable to the special circumstances of the season of 1893. Equally significant is the fall in the number of cattle, and especially of cows and young stock. The depletion of the herds of pigs has been very great in the two

* Journal of the Royal Agricultural Society, 1st series, Vol. V., Part 1.

years, 1891–93. Taking the county at large the increase of cattle and the decrease of sheep since 1881 is very noteworthy, as showing the extension of dairying, to which repeated allusion is made in this Report.

Farming of the district.

8. Corn growing and sheep breeding have hitherto been the main objects, but dairying must now be added as a highly important branch of the farming of many parts of the district. Wheat and barley are the corn crops most suited to the district, but there is a tendency to sow oats in place of wheat. In fair seasons good malting barley can be grown. The four-course system prevails, the general practice being to take barley after wheat followed by two green crops. Variations of the four-course system which may be mentioned as being practised are the following :—

(*a.*) *i*, wheat; *ii*, barley; *iii*, seeds; *iv*, seeds.
(*b.*) *i*, wheat; *ii*, barley; *iii*, half seeds, half tares; *iv*, swedes and other sheep food.
(*c.*) *i*, wheat; *ii*, barley; *iii*, seedes or vetches; *iv*, roots.
(*d.*) *i*, wheat; *ii*, barley; *iii*, seeds; *iv*, roots.

On the "bake" land the practice with some is to take oats and roots alternately, but more commonly to keep it in four or five years ley. Sainfoin is largely grown and is considered a great "stand-by" for the sheep. A sainfoin layer will stand for 10 or 12 years, but the same land will not take sainfoin again for a long period. The sheep are the pride of the district, and very justly so for some of the best flocks in the kingdom are kept there. Hampshire Downs are the almost universal breed. The flocks are large, several farmers lambing down 1,000 ewes or more. This, of course, necessitates a large breadth of green crops being grown. At the time of my visit the sheep were in many cases being folded on the water meadows by day, going on the arable land by night.

Class of stock.

The cattle of the district are mostly of a shorthorn character. They are kept largely for the dairy, but there is a good deal of grazing done in the rich valley land. The pigs are generally Berkshires.

The farm horses are of a useful class, having been improved of late years by the introduction of shire stallions. Oxen are still used for ploughing to some extent, and I saw teams at work on two or three of the farms visited.

A typical farm.

9. A fairly typical farm visited in the south of the district is 759 acres in extent, divided as follows :—

	A.	R.	P.
Arable	422	2	19
Pasture	47	1	28
Down pasture	218	1	39
Water meadow	51	3	24
Wood	7	2	3
Withy bed	1	2	35
Orchard	0	0	36
Homestead, cottages, &c.	9	0	39
Total	759	0	23

The farm is held on a yearly tenancy. The tithe is 145*l.*, now paid, of course, by the landlord. The rates in 1892–3 amounted to 67*l.* 11*s.* 10*d.* The estate agreement (*see* Appendix D. 1) applies with the omission of the clause as to cropping. The farm lies well and conveniently, the water meadows,—some of the finest which I saw in the district, and carrying at the time of my visit an extraordinary crop of grass—being in the bottom of the valley in front of the house, and the homestead standing at the foot of the slope up which the farm runs gradually on to the down behind. The tillage land is light and easily workable, growing as a rule good crops of barley. The four-course shift is adopted, two corn crops followed by two green crops. The sheep on the farm comprised at the time of my visit 470 ewes and 220 dry sheep, all Hampshire Downs. There were 60 head of shorthorn cattle, 22 being cows and the rest young stock. All the milk from the dairy is sent away. About 50 pigs are kept. In addition to the horses oxen are used on the farm, a team being at work at the time of my visit. About 60*l.* per annum is spent on artificial manure, mostly superphosphate, but top dressings are not believed in. About 30 acres of arable land were laid down to grass a few years ago, but they have recently been given up in a slight re-adjustment of the farm. The homestead and buildings are admirable and the cottages first class, some of them being as good as, if not better than, any I saw in the course of my inquiry.

Ram-breeding.

10. Some of the most famous flocks of Hampshire Down sheep are in this district, and the prices made by the chief breeders for the sale and letting of pedigree rams and ram lambs form a material item in the year's balance sheet. In 1893 one breeder sold 60 ram lambs by auction at an average of 8*l.* 16*s.* 6*d.* apiece, another sold 100 rams and ram lambs at 9*l.* each, and another 15 rams and ram lambs at 9*l.* 9*s.* Prices such as these are, however, only made by a few breeders who have succeeded in getting and maintaining a high reputation for their flocks. Ram-breeding, in fact, as one of the most successful exponents of the art informed me, "pays for a few if they can get the best." It means very heavy outlay, and unless good prices are made may involve loss instead of profit, the risk of this being considerable owing to the increasing number of breeders and the consequent over-supply of rams.

III.—The Situation in 1881.

Mr. Little's description.

11. Mr. W. C. Little, who reported on the county of Wiltshire to the Royal Commission on Agriculture in 1881, gave a vivid account of the deplorable effects of the depression then existing. I take the following extracts from his report:—

"I am sorry to say that every visit I have made to this county has more and more convinced me that depression is greater there than anywhere else in my district of 10 counties. In the centre of this locality, in the neighbourhood of Devizes, may be found the most patent and unmistakeable evidences of agricultural distress. Here are several farms containing many hundreds of acres of more than average natural fertility, which are uncultivated, or to use a local expression, 'lying to lark leaze,' some of the land having been untouched since Michaelmas 1878. It may be said that this is no positive proof of depression, but it is at least presumptive evidence, and taken in connexion with other facts it clearly demonstrates a vast change in the conditions under which agriculture has now to be carried on, a great want of confidence in the 'future of farming,' and a consequent absence of any demand for that which was a few years ago so keenly sought after.

"I have spoken before of the Pewsey Vale as far-famed for the fertility of its land. I am told that not long since it was thought a great favour to get the offer of a farm in this district. The farmers were called 'the squires of Pewsey.' Many of the farms are very large, some of them more than 2,000 acres. When I last visited the Vale I was told: 'It is about 12 miles from Devizes to Pewsey, and there are two roads. 'You may take which way you like, and there is not a farm you will pass that you 'might not have for holding up your hand.' Allowing for a good deal of exaggeration in this statement it is an undoubted fact that several farms are without tenants, some altogether uncultivated. Many tenants have only been kept by very large reductions in the rent, amounting in some cases to more than 50 per cent."

Mr. Little went on to say that if he had to select a district where the outward and visible signs of depression were most conspicuously displayed it would be the Pewsey Vale and immediate neighbourhood. He stated that he had private information from men who might be implicitly relied upon as to individual cases in which large fortunes had been sacrificed in the previous five or six years.

It will be observed that these statements refer mainly to the condition of affairs in the Pewsey Vale and the neighbourhood of Devizes, but Mr. Little added that although evidence of distress seemed to abound more there than in some other parts of the county he had reason to believe that in other localities the strain upon the farmers' resources and also upon landlords had been very severe.

I may mention that one witness stated to me that his father was farming 4,000 acres in 1879, and lost 4,000*l.* in that year.

IV.—The Depression since 1881—its causes.

Low prices.

12. The South Wilts Chamber of Agriculture when asked to name the cause of the depression answered unanimously "low prices." At the Market Lavington meeting two speakers gave the same reply, with the assent of those present. Practically every witness agreed that the primary cause of the depression was the continued low prices for the staple products of the farm, especially corn, sheep, and wool. Dairy produce has also fallen, and Mr. S. W. Farmer, who occupies about 14,000 acres on the east and north-east of the district, stated that the "gross returns from milk alone are less than "six or eight years ago by a sum equal to the total amount of rent paid."

13. The following are the prices per quarter of the three cereal crops returned at Warminster Market in the years 1880, 1888, and 1893 respectively :— Prices of corn.

Year.	Wheat.	Barley.	Oats.
	s. *d.*	*s.* *d.*	*s.* *d.*
1880	39 10	32 6	22 0
1888	33 1	30 5	16 11
1893	26 6	25 11	18 8

It will be seen that since 1880 wheat in Wiltshire has fallen 33·3 per cent., barley 20·3 per cent., and oats 15·6 per cent. At the two other returning markets of the district, Salisbury and Devizes, the prices in 1888 and 1893 were as follows :—

Year.	Wheat.		Barley.		Oats.	
	Salisbury.	Devizes.	Salisbury.	Devizes.	Salisbury.	Devizes.
	s. *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*	*s.* *d.*
1888	33 6	33 2	28 4	29 10	16 3	17 3
1893	26 11	26 5	25 11	25 6	18 9	19 1

The rise in the price of oats within the past five years is noticeable here as in the former table, but this does not compensate for the heavy fall in wheat and barley.

14. A large farmer in the southern part of the district furnished me from the books of his farm, which had been in the occupation of his father and grandfather before him, with a record of crops and prices for the last 40 years, which appears in full in the Appendix. The following are the mean prices per quarter realised for wheat and barley in quinquennial periods during the last 40 years. Record of prices, 1854–93. Appendix C. 1.

Year.	Wheat.	Barley.
	£ *s.* *d.*	£ *s.* *d.*
1854–58	3 2 5	1 9 10
1859–63	2 11 4	1 8 7
1864–68	2 13 5	2 2 3
1869–73	2 14 7	2 1 10
1874–78	2 7 3	1 18 1
1879–83	2 2 9	1 8 1
1884–88	1 12 6	1 9 0
1889–93	1 11 0	1 7 5

Here again it will be observed that the fall has been much more marked in the case of wheat than in that of barley, but it must be remembered that the district is one which produces good samples of malting barley. It must also be borne in mind that the average prices only represent the quantity sold. In the case of barley these may be quite misleading as representing the return per acre of the crop. Buyers of English barley become year by year more and more exacting as to quality. This means that the proportion of the total crop actually sold becomes less and less, because, speaking broadly, unless a sample of barley is sold for malting, it is probably not sold at all, but fed to stock at home. The average prices of oats are not given, as only small quantities, and in some years none at all, were sold. The figures will, however, be found in the Appendix. As regards wool, it is also difficult to give averages, as it was sold at irregular intervals. It will be seen, however, by reference to the table in the Appendix that whereas in 1881 it made 1*s.* 2½*d.* per lb., and prior to that year had never fallen below 1*s.* 1*d.* (in 1869), and had reached as high as 2*s.* (in 1863), within the past 13 years it has never made more than 1*s.*, and in 1892 it fell as low as 9¼*d.* for ewe, and 7¼*d.* for lamb wool. On a farm such as that to which these figures refer, where some 1,200 or 1,300 sheep are shorn annually, it will readily be seen how considerable a sum a drop of 3*d.* or 4*d.* per lb. in wool may amount to.

15. In another table in the Appendix I give the figures for each of the years 1854–94 of outgoings in respect of rent and taxes, labour, seeds and cake, and manures for the same farm. The accounts supplied to me gave the total figures, but I have worked Record of outgoings, 1854–94. Appendix C. 2.

them out in each case to the amount per acre, as owing to changes in the acreage of the farm they were not otherwise comparable. The following table shows the results in a condensed form, taking the mean averages for quinquennial periods to 1888, and for the four years subsequently :—

Year.	Rent, Rates, and Taxes.	Labour.	Seeds, Corn, and Cake.	Manures.
	£ s. d.	£ s. d.	£ s. d.	s. d.
1854–58	1 5 5	1 4 10¾	0 7 11¾	5 5¼
1859–63	1 7 7	1 4 11	0 16 0¾	5 10
1864–68	1 5 4	1 7 2½	1 5 3	7 4¾
1869–73	1 5 6	1 3 5	0 19 9½	6 0¾
1874–78	1 6 0¼	1 8 5½	1 5 10	6 6¾
1879–83	1 1 2	1 5 1¼	1 0 2¼	3 1¼
1884–88	0 18 8¾	1 2 0	1 5 2	3 10½
1889–92	0 12 2½	0 18 9¼	0 16 9¼	2 4

It will be seen that, comparing the period 1854–58 with the period 1889–92, the outgoings per acre under these heads have fallen by 22 per cent., while if the period 1879–83 be taken the fall is 28 per cent. On the other hand, the fall in prices, comparing similar periods, as shown by the accounts referred to in paragraph 14 has been as follows :—

	Fall of Prices in 1889–93 as compared with	
	1854–58.	1879–83.
Wheat, per qr.	51 per cent.	28 per cent.
Barley „	9 „	3 „
Wool, per lb.	38 „	33 „

As regards sheep, it is difficult to reduce the figures given to fair averages, but it will be seen that there has been a rise in price as compared with the "fifties," but a considerable fall as compared with 1879-83.

The reduction in the price of feeding stuffs since 1881 was put by a large farmer as follows, based on his own experience :—

	£ s. d.	£
Linseed cake, from	12 0 0	to 9 per ton.
Decorticated cotton cake, from	8 15 0	„ 7 „
Undecorticated „ „	6 10 0	„ 5 „
Maize, from	1 16 0	„ 1 per qr.

Cost of production per acre.

The following calculation of the cost per acre of the chief crops of the farm was given me by a farmer of large experience to whose arithmetical ability I am indebted in various parts of this report :—

Crop.	Rent.	Rates and Taxes.	Seed.	Manure.	Labour.		Total.
					Use of Horses and Machines for cultivating, harvesting, and preparing for Market.	Men's Wages.	
	s. d.	s. d.	s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Roots	12 6	1 9	2 0	1 0 0	3 5 0	0 9 0	5 10 3
Clover	12 6	1 9	10 0	—	0 10 0	0 15 0	2 9 3
Wheat or oats	12 6	1 9	7 0	0 5 0	2 17 0	1 17 0	6 0 3
Barley	12 6	1 9	10 6	—	2 2 0	1 0 0	4 6 9

Other causes of the depression.

16. In addition to the primary cause of a reduction in prices, other causes were suggested to me as conducing to at least accentuate the depression since 1881. Mr. J. E. Rawlence, a valuer of long and wide experience, who is also a large farmer, stated that neither the seasons nor the crops are so good now taking one year with another as they were in the sixties and seventies. As regards the former he specially mentioned the frequent recurrence of summer frosts which, he said, used hardly to be known. He thought that there is double the amount of artificial feeding that there

used to be; that, in fact, the present race of farmers feed far higher than their predecessors, and that nevertheless, there is not so much "proof" in the stuff grown. I asked other experienced men whether the quality of the produce of the farm is on the average as good as it was, and while opinions varied on the point, others besides Mr. Rawlence agree in the view that for some reason or other which it is difficult to discover, the quality does show signs of deterioration. It is not, as Mr. Rawlence points out, because farming is less high, but whether it be due to deficiency of sunshine, or to gradual exhaustion of the fertility of the soil by "whipping" it with artificial manures, there is certainly an impression among some thoughtful and experienced farmers that, as expressed above, there is not so much "proof" in the produce of the soil now as there was 20 or 30 years ago. Then again, it was complained that labour was less efficient; that, as one witness put it, "it takes five men to do what three used to do."

17. Mr. E. A. Rawlence, of the firm of Rawlence and Squarey, considered the depression to be due mainly to four causes, viz., (*a*) free trade; (*b*) unfavourable seasons; (*c*) preferential railway rates; (*d*) influence of the middleman in the market. As regards unfavourable seasons he makes the following remarks in a communication which he sent to me:—

"In regard to unfavourable seasons I believe they are a larger factor in the present agricultural depression than has been generally recognised. The past decade has been peculiarly marked by periods of droughts and deluges, which have come upon us at exceptionally unsuitable periods of the season, thus excellent prospects of corn and hay crops have been ruined by wet harvests, or the proper growth and development of the young crops injured by early droughts and frosts. The dislocation of farming operations and the expense entailed thereby to the farmer, has unfortunately been most serious, and coming on the top of depressed markets has undoubtedly produced disastrous results."

18. The following answer by a large farmer in the heart of the district is, I think, fairly representative:— Season of 1893.

Q. What are the causes of the depression?—*A.* The primary cause is the low prices of all staple products, especially corn, sheep, and wool; the depression is temporarily aggravated by the drought of last year, the shortness of keep, and exceptionally low price of stock.

I give in the Appendix a table compiled from records placed at my disposal by Mr. Wm. Stratton, showing the rainfall month by month for 1893, at the various stations in the Salisbury Plain District. The following figures give the general results:— Appendix A. 3.

	Inches.
Average annual rainfall in 10 years preceding 1893 in Wilts - -	29·46
Rainfall in 1893 in Wilts - - - - -	25·72
„ „ in Salisbury Plain District - - - -	26·13
„ „ at station of highest record in district (Rye Hill) -	29·94
„ „ at station of lowest record in district (Winterslow) -	22·09

It will be seen that while there was a marked deficiency of rainfall in the district, it was not greater, but rather less than in other parts of the county, and that the rainfall was very unequally distributed. On the western side of the Plain there was very much more rain than on the eastern side, as is shown by the difference of 7·85 inches between the quantity registered at Rye Hill and that registered at Winterslow. It must be remembered, however, that on the light chalk soils of the district, a few weeks' drought may occasion great loss and inconvenience for which no subsequent rainfall can bring compensation. On farms where a large flock is carried, such a failure of grass and fodder crops as characterised the spring and early summer of last year, means an enormous outlay for purchased food. Followed as this was by its natural consequence, a collapse of the sheep trade, it is easy to believe the statement made to me by an occupier of 1,600 acres to the effect that many farmers lost in 1893 a sum equal to the whole of their rent. Another witness, occupying 750 acres, stated that "every farmer lost heavily last year." This witness observed that his brother who farms near him "did not get enough barley to provide seed for the next crop."

The produce returns given in the Appendix show the extent to which the crops failed in the district. The total yield of the three main cereals was 1,444,224 bushels in 1892, and only 1,106,411 bushels in 1893, showing a reduction of about 24 per cent. Appendix A. 2.

19. That stock not only did not pay but involved heavy loss last year is obvious, but one witness of very large practical experience advanced the proposition that stock Loss by stock-keeping.

per se never do pay, with the exception of dairy cows. When the most prevalent advice to farmers generally is to "keep more stock" this dictum seems a little startling. It was given by way of pointing the moral of the season of 1893, the contention being that farmers were as a rule over-stocked, that sheep are most expensive to keep and are only a means of manuring the land, the return having to be looked for in the corn crops. "It is impossible," said this witness, "to farm without stock, "but taken by themselves they don't pay. Farmers must go back to the old system "of not over-stocking, and then they will not suffer so much from 'pinches' such as "that of last year, by reason of shortness of keep."

V.—Effects of the Depression.

Reductions of rent.

20. In reply to a general question as to the extent of the reductions of rent made in the district since 1881, the following answers may be quoted:—

(a.) *Speakers at Meeting of South Wilts Chamber of Agriculture.*—(1) 30 to 50 per cent.; (2) 30 to 50 per cent.; 50 to 60 per cent. (on down farms); (3) 30 to 50 per cent.; (4) 50 per cent. (in Warminster Union); (5) over 50 per cent. (on Salisbury Plain).

(b.) *Earl of Pembroke's Agent.*—10 per cent. in 1881 up to 1892, when further remission of 20 per cent. was made (on Lord Pembroke's estate).

(c.) *Lord Heytesbury's Agent.*—An average of 60 per cent.

(d.) *Mr. W. H. Long's Agent.*—50 per cent. since 1879.

(e.) *Mr. Harry Green, Salterton.*—30 to 70 per cent. (Amesbury Union).

(f.) *Mr. James Flower, Chilmark.*—30 to 50 per cent. (Tisbury Union).

(g.) *Mr. C. Penruddocke, Compton Park.*—Most of the rents have been permanently reduced, and per-centages on the reduced rents varying from 10 to 25 per cent. have been remitted according to seasons.

(h.) *Mr. J. Carpenter, Burcombe.*—30 to 40 per cent.

(i.) *Mr. Cary Coles, Winterbourne Stoke.*—30 to 60 per cent.

(k.) *Mr. J. E. Rawlence, Salisbury.*—20 to 40 per cent.; even to 75 per cent. in exceptional cases.

(l.) *Mr. S. W. Farmer, Little Bedwyn.*—50 per cent., up to 67 and even 75 per cent. in special cases.

The following examples were among those given me by various witnesses of the fall of rent on particular farms:—

Acreage of Farm.	Rent in 1881.	Present Rent.	Decrease per Cent.	Remarks.
	£	£		
1,600	1,000	600	40	Ten years' lease expired 1893. Reduced to 800*l.* in 1890.
1,000	800	360	55	Tenant gave notice and no new tenant offered.
1,020	570	300	48	500*l.* spent on buildings and 500*l.* on fences by landlord.
555	470	270	43	New buildings erected. Was half arable, now all grass.
400	550	300	46	Used to have 200 acres arable, now only 40.
430	400	220	45	
1,730	1,300	700	46	Reduced to 1,100*l.* in 1883, and to 900*l.* in 1890. Abatement of 100*l.* in 1893.
470	400	200	50	
1,000	1,100	570	48	

These are not specially selected cases, but are for the most part the figures given by witnesses for their own farms. Putting them together they show an average reduction of rent since 1881 of 47 per cent. They may be taken as fairly representative of the sheep-rearing and corn-growing farms of the district. It would, of course, be misleading to suppose that all the land in the district has fallen to an equal extent, for there is a certain quantity in the valleys, and let in smaller holdings which has not been so hard hit as those containing a large proportion of down arable or down pasture.

Appendix C. 3.

A statement was supplied me (which I give in the Appendix) by an eminent firm of land agents, showing the fall in rent on 46 farms under their management. These belong to several different owners, and are situated in the southern and eastern parts of the district. It will be seen by reference to the figures that the total rent of the 7,463 acres represented was 9,901*l.* in 1881 and 7,085*l.* 15*s.* in 1893, showing a fall of 28·5 per cent. The reduction was considerably above this on the larger holdings. The two estates of 13 and 23 holdings, which show reductions of 18·98 and

17·89 per cent. respectively (exclusive of further abatements within the last two years) are not only, as will be observed small farms, but are situate at the south-western corner of the county, and are practically outside the district to which this report refers. The farms denoted as A, B, G, H, I, and J are typical Salisbury Plain holdings, and on these it will be observed the reductions of rent range from 31·78 per cent. to 55·68 per cent. with further additional allowances or abatements in each case.

One instance mentioned to me was that of a farm of 1,260 acres, which was let in 1874 at 1,350*l.*, and is now let at 500*l.*, being a fall of 73 per cent. This has 80 acres of water meadow, is within two miles of a railway station, and was described as a "fair average farm of the district."

Rateable value of district.

21. One test of the relative value of land at different periods is to be found in the rateable value of the various parishes. It is not a complete or accurate test, as even in the most purely agricultural districts there must be a certain amount of property other than farm land included in the assessment. A line of railway, for instance, running through a union is obviously a disturbing element, while the houses in the villages or small towns, other than farmhouses, ought, strictly speaking, to be eliminated. At the same time the figures of rateable value are definite and subject to these reservations may be taken as a fairly reliable guide.

Appendix A. 4.

In the Appendix I give a table showing for each parish in the district the rateable value in 1881 and in 1893 respectively. Eliminatiug the town of Warminster, it will be seen that the gross annual value as estimated by the assessment committees fell from 205,564*l.* in 1881 to 155,830*l.* in 1893, or a reduction of 25 per cent. Reference to the table will show that the actual fall varied considerably in different parishes. In some few cases it is very slight, in others it is as much as 49 per cent.—at Chitterne All Saints, in the heart of Salisbury Plain. In the Warminster Union as a whole, eliminating the town of Warminster, the fall was 32·9 per cent., as shown by the return of rateable value. Figures were, however, supplied me giving the gross estimated rental of all farms above 100 acres in that union for the years 1879 and 1893 respectively, and these showed a reduction in that period of 51 per cent., thus indicating that the figures of rateable value do not sufficiently represent the fall in the value of purely agricultural land.

Rent as a basis of assessment.

22. The fall in the rateable value of the Amesbury Union as a whole was 39·4 per cent. The assessment committee in this union do not take rent as a basis, but follow a valuation made some 25 years ago, from which uniform reductions have been since made at different periods, amounting in all to about 40 per cent. This, it will be seen, is practically the amount of the reduction made since 1881. The practice of the assessment committee was strongly criticised by some of the ratepayers, and on the face of it there is an anomaly in estimating the gross annual value of a farm at a higher sum that a tenant will give for it. The contention of the committee, of course, is that some tenants are more fortunate, and some landlords more liberal, than others, and that where a man has succeeded in getting a farm cheap it is unfair to other ratepayers who may be paying relatively high rents that he should pay less than his fair share of rates. This argument has considerable force when a union is, so to speak, in the transition stage, *i.e.*, when rents are just beginning to fall, but when the full effects of the depression are felt, and farms are generally fetching "times prices," cases of individual hardship are very likely to occur.

Present rents.

23. The following were some of the replies received from witnesses in a position to judge, to the inquiry as to what are the present average rents of the district.

Southern part of district—

(*a.*) 12*s.* per acre.
(*b.*) 20*s.* per acre.
(*c.*) Large hill farms as low as 5*s.* 9*d.* per acre. Good strong bottom land 40*s.* per acre.
(*d.*) 8*s.* to 15*s.* per acre.

Eastern part of district—

(*a.*) Hill farms from 5*s.* to 10*s.* per acre, but where there are water meadows or pastures it would be higher.
(*b.*) About 10*s.* per acre.

Northern part of district—

(*a.*) 5*s.* to 15*s.* per acre.
(*b.*) 12*s.* to 1*l.* per acre.
(*c.*) 7*s.* 6*d.* to 15*s.* per acre (Market Lavington meeting).

On the western side of the district I have the figures of the gross estimated rental of farms above 100 acres for the whole of one union, and they work out at an average of 9*s.* 10*d.* per acre.

One large farmer, who himself occupied a farm at 5*s.* 9*d.* per acre, which included the interest on a quantity of wire fencing put up by the landlord, stated that there were "lots of hill farms let at 5*s.* per acre."

Another farmer said he had just been offered a farm of 500 acres at 5*s.* per acre.

Of 21 farms, ranging in size from 400 to 1,730 acres, the rent per acre varied from 2*s.* 8*d.* in the lowest to 16*s.* 3*d.* in the highest case. Twelve are less than 10*s.*, five are exactly 10*s.*, and four exceed 10*s.*

Are reductions of rent sufficient?

24. Generally speaking, the view expressed to me by most of the tenants was that landlords had fairly met the times by adequate reductions. There was some complaint that this had not been the case on small holdings, particularly in the Market Lavington district, but it will be more convenient to deal with that later on. As regards the ordinary farms of the plain district it was generally admitted that the reductions had been fair. This, however, did not mean that they had been "sufficient," and some witnesses considered that they must come down still more. One speaker at the South Wilts Chamber meeting said "further reductions might be made, but it was "doubtful if any reduction of rent on Salisbury Plain could keep the land in "cultivation." One large farmer said that "if the whole of the net rent of his farm "were handed to him it would be of little use," a somewhat exaggerated way of expressing the common view that land rent free hardly pays for cultivation, and in such a season as 1893 means a heavy loss.

Effect on landland's income.

25. Mr. S. W. Farmer, who holds farms of some seven or eight different landlords, stated that on a large proportion of the land in the district, if allowance were made for fair interest on buildings, roads, &c. the landlord gets no rent at all for the land. Another farmer cited the case of a farm of 800 acres, which contains a house which he estimated to have cost 2,000*l.*, buildings which cost 2,000*l.* more, 11 cottages, a windmill, and all the necessary hatch work in the water meadows, and for all the outlay thus represented as well as to pay tithe, taxes, and maintenance, the landlord gets a total rent of 400*l.* Another farmer cited his own case in illustration of the same point. He pays a rent of 600*l.*, being 7*s.* 6*d.* per acre. Out of the sum he said the landlord has to pay land tax, 75*l.*; tithe, 100*l.*; carpenters and masons for repairs, 50*l.*; insurance of buildings, 5*l.*; and income tax, 15*l.*; making a total of 245*l.*, or nearly half the gross rent. The buildings on this farm are insured for 4,800*l.*, and this would not suffice to replace them.

The following figures giving, for four years, the exact per-centage of outgoings on two of the largest estates in the district, taken from the books of the estates in each case, were supplied to me.

	Estate No. 1.				Estate No. 2.			
	1890.	1891.	1892.	1893.	1890.	1891.	1892.	1893.
1. Land and property tax	11·1	10·2	12·6	12·2	6·8	6·8	6·6	7·1
2. Parochial rates					·9	·7	·8	·9
3. Tithe rentcharge					2·7	2·6	2·7	1·6
4. Fixed estate charges including chief and reserved rents.	2·3	·1	2·0	2·1	2·4	2·5	2·8	2·6
5. Fire insurance	·2	·2	·2	·2	—	—	—	—
6. General repairs and maintenance	13·3	16·2	18·2	17·5	22·5	20·9	29·5	36·0
7. Woods account	4·7	4·9	5·5	4·5	2·1	2·3	2·5	2·5
8. Management, including law charges and professional fees.	4·6	4·6	4·6	4·7	3·8	3·9	4·7	5·0
9. Allowances to tenants	·2	·5	6·4	11·0	6·6	5·5	12·3	20·9
10. Miscellaneous estate charges	1·3	1·3	2·3	1·3	1·0	2·0	1·0	1·1
11. Improvements, charges, employment of looms	—	—	—	—	20·2	20·9	16·6	18·6
12. Succession duty	—	—	—	—	1·0	1·2	1·0	1·0
	37·7	40·0	51·8	53·5	70·0	69·3	80·5	97·3
Balance available as income	62·3	60·0	48·2	46·5	30·0	30·7	19·5	2·7
	100·0	100·0	100·0	100·0	100·0	100·0	100·0	100·0

These figures lead to the conclusion that in these times the owner of a large estate may not obtain as actual income from his land more than from 40 to 50 per cent. and in some cases as little as 20 to 30 per cent. of his rent roll, while under exceptional circumstances practically the whole of the gross rent may be swallowed up.

As regards Estate No. 2, the expenditure for estate improvements and succession duty are in respect of liabilities incurred during the minority of the present owner. I was informed also that on this estate "a lot of arrears had been wiped off."

Condition of estates.

26. Speaking generally the farm buildings on the larger estates may be described as sufficient and fairly good. In many instances they are in every respect excellent, while on the other hand cases may be found where they are very indifferent. The old thatched buildings are being gradually replaced, where they still exist, by more modern structures. The thatching frequently showed neglect, but this might be partly attributable to the exceptional scarcity of straw last year. Cottages vary from the best to the worst, but the latter as a rule are either lifehold or the property of small owners. On the larger estates they are generally good or at any rate fair.

Price of land.

27. Some particulars were given me of farms recently sold by auction in the district which indicate the present price of agricultural land.

(*a*.) A freehold farm of 295 acres (about three-fourths arable, with good house and buildings and five cottages situated close to a railway station and within six miles of a market town, having a tithe rentcharge of 79*l*. 9*s*. 10*d*., was sold for 3,500*l*. or 11*l*. 17*s*. per acre.

(*b*.) Another freehold farm in the same parish, consisting of 194 acres (half arable) with buildings and two cottages but no house, bearing a tithe rentcharge of 8*l*. 6*s*. 6*d*. per annum, was sold for 1,075*l*., or 5*l*. 11*s*. 10*d*. per acre.

I was informed that for these two farms (*a*) and (*b*) and 40 acres of additional land an offer of 12,000*l*. was refused ten years ago.

(*c*.) One hundred and sixty-nine acres of hill "bake" land, arable, and down pasture, without house or buildings, bearing a tithe rentcharge of 19*l*. 7*s*. 2*d*., was sold on a foreclosed mortgage for 660*l*. or 3*l*. 18*s*. 2*d*. per acre. At the same time the farm-house and buildings, with 41 acres of land (about one-fourth arable) in the centre of the village, sold for 1,240*l*.

(*d*.) A freehold farm of 365 acres (190 arable) with house, buildings, and four cottages, bearing a tithe rentcharge of 55*l*. 10*s*., was sold for 2,000*l*. or 5*l*. 9*s* .7*d*. per acre.

(*e*.) Thirty-nine acres of arable land, with a tithe of 24*l*,, sold for 400*l*. or 10*l*. 5*s*. 1*d*. per acre.

One owner of a small estate of 1,500 acres, mostly light hill land with some meadows, stated to me that he would be willing to accept an offer of 10*l*. per acre all round, including the buildings, cottages, gift of living, &c. He had advertised the estate for two years and only had one offer.

Losses by farmers.

28. There can be no doubt at all that tenant farmers have lost heavily during the past 10 or 15 years in the Salisbury Plain District. On the large holdings, which are characteristic of the district, farming is a business which necessitates the employment of considerable capital. No doubt in the "good times" money could be, and was made out of the land, and a reasonable return for capital invested, as well as fair "wages of management" were secured. Many farmers were able to purchase their farms, though some of those who did so have done no better than others who continued as tenants. One witness cited four instances, within his own knowledge, of farmers who bought their farms about 18 or 20 years ago. Of these, two have come to grief and absconded, in one case the farm is in the hands of the mortgagee, and in only one instance does the farmer hold on. The fact is, that where the land was bought partially, as in many cases it would be, with borrowed money, the owning farmer has been, as a rule, worse off in the hands of the mortgagee than the tenant farmer in the hands of the landlord. It does not appear that the number of farmers who have actually become bankrupt has greatly increased, but I heard from several witnesses that this was an unreliable test. One witness, who is in a good position to know, stated that "the number of bankruptcies was no true criterion, as many farmers, "though practically insolvent if they had to realise to-day, are helped to hang on by "their landlords, bankers, and creditors." Another, the agent to a large estate, said "there are not many bankruptcies, but the estate shows a shortness of working capital." One young energetic and thoroughly practical farmer, occupying 470 acres, said his position was that "he did not know whether to go out now or to stay on and lose more money." Another who had just left a farm of 800 acres, which he and his forefathers had occupied for a century "had got out just in time to save a little from the wreck." Another, a Devonshire man, who came into the district 18 years ago, and has a farm of 1,100 acres on a five years' lease, told me he should leave the farm next year when his lease expired, as "he has enough to live on, and cannot get as much for his money in

farming as he could if he invested it." Another witness, farming 1,700 acres, whose rent has been reduced from 1,300*l.* to 700*l.*, told me that up to 1878 he could pay the former rent and "do well," better than he could do now if he had the farm rent free. Another farmer, occupying 2,000 acres, at 10*s.* per acre, stated that he had lost 200*l.* in the past two years.

Balance sheet for 1892–3. Appendix C. 4.

29. In the Appendix I gave a balance sheet furnished to me by the occupier of a farm of over 700 acres. It is good corn and sheep land with some excellent water meadows, and is very conveniently situated on a large estate. I feel sure from what I saw of the farm and of the farmer that nothing which practical knowledge, ripe experience, and business capacity can supply, is lacking in the management of the holding. It will be seen, however, that the receipts and expenditure account for the year ending Michaelmas, 1893—the stock being kept the same—shows an actual deficit of 13*l.* 11*s.* 10*d.* allowing nothing for interest on capital or for management.

Accounts of a farm for each year from 1868 to 1893. Appendix C. 5.

30. I also give in the Appendix an interesting summary of the accounts of a farm in Salisbury Plain District for each of the 26 years from 1868 to 1893. This is a farm with a small adjoining holding, the extent being at present 827 acres, and having varied during the period from 806 to 840 acres. It has been in the occupation of the present holder for the whole period to which these accounts refer. He had previously had 18 years' experience with his father, who occupied the farm for 40 years, succeeding his brother who held it for 11 years. It has therefore been in the same family for 77 years.

The present occupier, who kindly extracted these figures from his books for me, writes with respect to them :—

"It is not an encouraging retrospect, and but for the private means which my father and I possessed, we could not have lived on the returns of the farm.

"My first seven years show a good result, as they include the inflated period of the Franco-German War. The second seven years include the disastrous one of 1879, when nothing was produced, though a heavy outlay incurred, especially in feeding stuffs

"After this rents began to fall, but very insufficiently, though the price of sheep somewhat helped the low price of corn.

"At the close of 1888, my lease coming to an end, I refused to renew it, unless with 50 per cent. reduction on my original take.

"The result of the last five years shows a loss of about 58*l.* a year, after crediting myself with 350*l.* interest on 7,000*l.* capital in the farm."

I have compiled the following statement which gives the profit or loss on each year's account, with in addition, the net profit or loss in quinquennial periods :—

Year.	Profit.	Loss.	Profit or Loss on Quinquennial Periods.
	£ s. d.	£ s. d.	£ s. d. £ s. d.
1868	—	176 8 11	
1869	338 19 1	—	
1870	363 1 5	—	*Profit* 1,718 1 6 = 343 12 3 per annum.
1871	596 2 11	—	
1872	596 7 0	—	
1873	326 10 8	—	
1874	248 12 6	—	
1875	62 7 10	—	*Profit* 1,123 7 1 = 224 13 5 per annum.
1876	199 9 10	—	
1877	286 6 3	—	
1878	—	175 17 0	
1879	—	1,791 1 11	
1880	—	229 11 1	*Loss* 1,514 18 0 = 302 19 7 per annum.
1881	—	362 2 5	
1882	1,043 14 5	—	
1883	256 16 2	—	
1884	—	551 2 1	
1885	—	144 1 7	*Profit* 544 16 9 = 108 19 4 per annum.
1886	515 7 7	—	
1887	467 16 8	—	
1888	—	308 2 0	
1889	1,148 0 11	—	
1890	—	306 19 1	*Loss* 283 12 1 = 56 14 5 per annum.
1891	—	860 5 4	
1892	43 13 5	—	
1893	—	303 18 8	
	6,493 6 8	5,209 10 1	

It will be seen that in 15 out of the 26 years a profit varying in amount from 43*l.* 13*s.* 5*d.* to 1,148*l.* 0*s.* 11*d.* has been made, and that in the remaining 11 years a loss was sustained, which varied from 144*l.* 1*s.* 7*d.* to 1,791*l.* 1*s.* 11*d.* Thus, on the whole period a net profit of 1,283*l.* 16*s.* 7*d.* is shown, which would represent an average annual profit of 49*l.* 7*s.* 6*d.* Taking quinquennial periods, it will be seen that in 1868–72 there was an average profit of 343*l.* 12*s.* 3*d.* per annum, and in 1873–77 of 224*l.* 13*s.* 5*d.* per annum. It was then that the depression began to be felt, and the period, 1878–81, shows an average loss of 302*l.* 19*s.* 7*d.* per annum. In 1883–87 there was an average profit of 108*l.* 19*s.* 4*d.*, followed in the next period by a loss amounting to 56*l.* 14*s.* 5*d.* per annum, while in 1893 there was a further loss of 303*l.* 18*s.* 8*d.* The figures for individual years vary greatly, mainly, no doubt, in consequence of fluctuations in the price of stock, but in some measure owing to the fact that hay and straw is carried on from one year to another.

I naturally made inquiry, when I received these accounts, as to whether a valuation of the live and dead stock was made each year, and if so, whether it would show any marked difference as between the beginning and end of the period to which the figures relate. The following reply was sent me on this point:—

"As regards annual valuation, I do make an estimate of my live stock each year, and put the purchase of new implements against the depreciation of the older ones. The result of this valuation would land me with about 300*l.* worth more stock at Michaelmas 1893 than at Michaelmas 1867, but if I estimated it at the low market value of last year, when sheep and cattle were so very low, I should have shown 500*l.* drop on capital. This, however, would be now (June 1894) recovered by the improved value of sheep and cattle."

It ought to be added in reference to these accounts, that the farmer who supplied them has not only long practical experience, but exceptional business capacity. I should judge that the results shown in this case would fairly indicate the experience, in a greater or less degree, of a considerable number of farmers occupying the sheep and corn farms of the district.

Farmers' capital.

31. In the case referred to in the last paragraph the tenants' capital amounts to about 8*l.* 7*s.* 0*d.* per acre. In another instance, on the opposite side of the district, it was 6*l.* An experienced farmer told me that 8*l.* per acre was, as a rule, necessary on the farms of the district. A landlord put the amount at 5*l.* to 8*l.* per acre. That farms are now taken with less capital than they were 15 years ago was commonly agreed, but, generally speaking, less is required. Obviously the actual amount necessary varies from year to year according to prices at the time of entering. One witness observed that it was less easy to take farms with insufficient capital as the banks are now much stricter than they used to be.

Changes of tenancy and farms vacant.

32. The number of changes of tenancy due to what may be termed other than normal causes varies considerably in different parts of the district. On some of the estates the depression has not shown itself in this way owing largely to the fact that tenants have been met by their landlords. One witness in the Amesbury Union, who is well able to speak for that part of the district, stated that there have been not many changes but that many farms are unoccupied. Another witness on the southern side of the district said that there had not been many changes of tenancy in that immediate neighbourhood, but that on some estates there is a good deal of land in hand. Two other farmers on the north-east of the district stated that nearly half the farms had changed hands within the last 13 years. One instance was mentioned to me of a farm of about 600 acres, near Wylye, which had had six tenants in the past 20 years. The rent had been reduced by 40 to 45 per cent., and now stood at 10*s.* per acre, and the landlord has spent a considerable amount on the building. One of the six occupiers was reputed to have lost 2,000*l.* in four years, and all were believed to have lost more or less heavily.

Land gone "out of cultivation."

33. So far as the evidence I obtained and my own observation enabled me to judge, I should say, speaking of the district as a whole, that the depression shows itself not so much in holdings absolutely vacant as in the fact that the "tops" of the farms, *i.e.*, their worst ends, have "gone out of cultivation." This, it may be observed, is a phrase which is not always used in the same sense by different persons. It is often used as applying to all land which has gone from under the plough, but in that sense it is frequently inaccurate. Mr. Little, in 1881, stated that within the last few years a large quantity of the high "bake" land which had been broken out of down had been then laid down again, and in some cases had "fallen down." This accurately

describes the process which since that time has been steadily going on and still continues. An immense area of maiden down was broken up during the first 60 years of the century, and especially during the second and sixth decades, when "war prices" of corn prevailed. Naturally the land which was broken up last, say, 30 or 40 years ago, was the first to go down again to grass. Mr. William Stratton stated that from the forties to the seventies there was "a rage" for breaking up land. He has himself laid down a large quantity of poor land since 1878, and has also enclosed a considerable extent of down with wire fencing. He introduced the Blackfaced mountain sheep to the district for the purpose of running them on the enclosed down land, and his example has been followed by others. He has also introduced Cheviot sheep with the same object. On another large hill farm which I went over there was an enclosure of 300 acres, 200 acres of which was "bake arable," lately sown down, on which Blackfaced sheep were running. They are considered better foragers, and more hardy than the Hampshire Downs for these big elevated enclosures of poor land. This "bake" land, even when carefully sown down and well treated, does not go back kindly to grass. As was more than once said to me, it took centuries to make a turf, and it will take a generation or more to get it back again. These are the cases where the occupier makes the best of things, so to speak, and has the enterprise and capital to farm even the poor hill land to the greatest advantage. Some, however, keep it under the plough, but work it as little as possible, letting the seeds lie for two or three years. And there is yet the third class, who simply leave it alone and allow it to "lie in lark leaze," or practically derelict.

34. The South Wilts Chamber stated that the effect of the depression was that "land had gone out of cultivation," and the Market Lavington meeting arrived at substantially the same conclusion, the opinion being further expressed that "soon all the "land would be laid down to grass" if present prices of corn continue. In the Mere District I was informed that "nearly all" the arable land had been and was being laid down to grass.

An example of a farm laid down to grass.

35. An instance of the effect of laying an entire farm down to grass may be mentioned. It is a hill farm of 732 acres, of which 20 years ago 550 acres were arable. The whole is now grass, and it is simply a run for Blackfaced and Cheviot sheep. The following statement shows the outgoings in 1893 as compared with 1874 as given by the tenant at each period. The farm has changed hands in the interval:—

	1874.	1893.
	£	£
Rent*	650	160
Labour	700	110
Tithes	105	75
Rates	90	25
Taxes	15	10
Tradesmen, including manures	250	20
House	100	—
Sundries	100	—
	2,010	400

There are eight cottages on the farm, all of which used to be occupied; now all but two are tenantless, only two men (a head shepherd and his helper) being employed on the farm. It will be seen that the labour bill has been reduced from 700*l.* to 110*l.* The present tenant lives on another farm, and would probably not occupy this holding except in conjunction with his other land.

Effect on labourers.

36. The reduction of the breadth of land under the plough in any district whether by land carefully laid down to grass or by land allowed to "fall down" has far-reaching effects. Its most obvious result is the diminution of the number of labourers employed. In the instance cited in paragraph 35, where a farm is converted from corn-growing into a sheep-run, this result is, of course, seen in its most aggravated form. Where dairying takes the place of corn-growing the lessening of the labour bill, though considerable, is not so great.

* The figures given as rent are not the amounts actually paid, which in each year were less than stated, as by agreement with the landlord the tenant in each case undertook to do certain improvements for which a specified allowance of rent was made. The "rent" is therefore "estimated value."

I propose to summarise the evidence laid before me as regards the labourers' present position in a subsequent section of the report, but I note here the fact that a salient effect of the depression is the diminution of the demand for labour on the farm owing to the alterations which have taken place in the methods of farming.

Decrease of population.

37. It is not possible to state with exactitude the extent to which the continuance of agricultural depression, and especially the reduction of the land under plough consequent thereupon, has depleted the district of agricultural labourers.

Appendix A. 5.

A table which I have compiled from the Census Returns (Appendix A. 5) shows for each of the parishes which may be said to be comprised in the Salisbury Plain District* the number of houses, families, and inhabitants returned in the years 1871, 1881, and 1891 respectively. The total population, it may be noted, showed a decrease in 1891 of 2,402 or 8 per cent. since 1881, and of 5,204 or 16 per cent. since 1871. The only feasible explanation of this reduction is that it is the effect of agricultural depression on the district generally. Speaking broadly, the population depends on agriculture, though naturally a pressure which would actually compel men to leave the district is more likely to be felt by the classes directly occupied in the cultivation of the soil. That this is so is borne out by the fact that in a large number of the purely agricultural parishes the diminution of population has been much greater relatively than for the district as a whole. A few typical parishes showing some of the largest decreases within the decade 1881–91 may be quoted here.

	Population in		Total Decrease.	Per Cent of Decrease.
	1881.	1891.		
Allington	84	70	14	17
Baverstock	122	64	58	48
Brixton Deverell	162	112	50	31
Chitterne St. Mary	198	154	44	22
Codford St. Peter	319	260	59	19
Durnford	449	380	69	16
Hill Deverell	136	111	25	19
Idmiston	583	457	126	22
Imber	339	292	47	14
Knook	160	106	54	36
Little Langford	82	62	20	25
Longbridge Deverell	914	730	184	20
Maddington	402	343	59	15
Norton Bavant	264	163	101	39
Shrewton	677	548	129	20
Tilshead	473	393	80	17
Upton Scudamore	312	256	56	18
Winterborne Stoke	299	249	50	17

Although most of the worst examples are included in the above list reference to the table will show that a large number of other parishes show a marked decline of population. Indeed, out of a total of 68 parishes 53 show a decrease of population in 1891 as compared with 1881. In some of the instances cited above the reduction of the number of inhabitants amounts to what may almost be described as "depopulation." Nothing can show more clearly the main effect of throwing land back into grass which had previously been employing labour to till it.

Diminished labour on farms.

38. Some complaint was made by labourers or small holders that farmers did not employ enough labour. One speaker, a labourer, at the Market Lavington meeting, especially insisted on this and referred to a large farmer present at the meeting as an example. The farmer referred to resented the statement with considerable warmth. I had the opportunity on the following day of going over a large part of his holding and both the land and the stock showed every indication of good farming. The allegation that insufficient labour is employed on the land was really, I believe, in the minds of those who made it, directed rather as a criticism of the system of large farms than as an accusation against farmers generally. As a matter of fact in addition to the reduction of labour by alterations of method, such as the substitution of pasture for arable land and leaving seeds down longer, the labour bill is nowadays "cut finer,"

* Excluding the city of Salisbury in which there are elements other than agricultural which may affect movement of population.

so to speak, than it used to be. I do not think, however, that as a rule there is less production per acre, or actual neglect of the land, in consequence of the decreased employment of labour, though cases came under my notice where this might no doubt be alleged with justice. Indeed, speaking generally, I found many competent witnesses agree that the condition and cleanliness of the land has somewhat deteriorated during the depression. As one witness put it "the low price of corn has tended to reduce the high state of farming formerly kept up." Another stated that "farms are "improved under good tenants but with needy men deteriorated as they spend "nothing." On the other hand, it was generally considered that the breeding and management of stock has been well maintained and probably improved in late years. This is certainly the case as regards the best flocks of Hampshire Downs and probably applies to the sheep of the district generally. There has been a great increase in the number of cows kept, as milk production has been largely taken up as a mainstay. This has involved an improvement in the cow stock of the district, and there is no doubt more cake now fed in the district than ever there was.

Alterations in system of farming.

39. The chief alteration which the depression has brought about in the ordinary methods of farming is, as just noted, a large extension of dairying. Sheep and corn, which were 15 years ago almost the sole farm products of the district, are now closely challenged by milk which comes a very good third. This tendency is largely, of course, a consequence of the laying down of land to grass. On the land still under the plough there is a tendency to grow less wheat, and more barley and oats. More green crops are grown, the seeds are left down longer and the system of taking catch crops is more common. Sainfoin, always a popular crop in the district, is grown even more largely, and lucerne has been introduced on some farms. Thousand headed kale has been introduced in the district since 1881 and is now largely grown by flock masters. It is extremely useful for sheep as it stands the winter well and is indeed the hardiest crop which can be grown on the exposed hill farms.

A hopeful sign.

40. One or two witnesses in a good position to judge stated that just lately there seemed to be a slightly improved demand for farms in the district. This, in spite of the culmination of the depression in the season of 1893, appeared curious, but it may be attributable to the fact that there is an impression that rents and prices have "touched bottom." Whether this impression be well-founded or not the fact deserves record as a gleam of hopefulness in the otherwise sombre shadow which rests on the agriculture of the district.

VI.—Relations of Landlords and Tenants.

Attitude of landlords towards tenants.

41. I found that practically all the farmers with whom I came in contact considered that the landlords had met the times fairly and were regarded in the light of joint sufferers from the depression with their tenants. In some cases it was stated that rents had not fallen quickly enough at the beginning of the bad times, but even then it appeared to be thought that the landlords who had held out then were suffering now all the more from a difficulty in letting their farms. There were complaints in some cases that the rents for small vale farms and pieces of accommodation land were too high, but it was admitted that if they were unoccupied there would be plenty of applicants forthcoming at the same rent.

Terms of tenancy.

42. As regards the terms of tenancy more than one farmer stated that nowadays an incoming tenant could "make his own bargain." Yearly agreements are now practically universal, though on some estates two years' notice is stipulated for. Formerly leases were very general and a few still run, but new leases are only taken in very few cases and under special conditions and circumstances. One large farmer in the Amesbury Union said that in many cases leases had been cancelled. In point of fact a long lease in times of continuously falling prices is objectionable both to landlord and tenant. The latter naturally fears to bind himself to pay a rent which, though reasonable at the time, may in a year or two become exorbitant while the landlord knows that if prices fall heavily he will not be able to insist upon the stipulated rent.

Appendix D. 1.

In practically all cases the farms are held under agreements which specify the conditions of tenancy. In the Appendix I give a copy of the form of agreement which is adopted on one of the largest estates in the district. It may be taken, I believe, as a fairly representative example of the terms upon which farms are mostly held. Hay, straw, and green crops are not to be sold except with the written consent of the land-

lord, and the hay grown in the last year of tenancy is taken at market price. All sporting rights are reserved. Not more than two white crops, and these not of the same kind, are to be taken in succession and the five-field course is to be adopted. The tenant finds the straw and half the labour for thatching, half the labour for repairs, repairs glass and lead work of windows, keeps fences in repair, and carts materials, provided by landlord, for repairs. A specified scale of compensation is set out for bones and other artificial manures applied, for cake and "other approved feeding stuffs" consumed in the last year and for chalking and draining done with the written consent of landlord. Water meadows laid out by tenant are paid for at the same scale as drainage. Compensation for outlay as specified is payable only when the tenant has given one month's notice of claim before the end of the tenancy and the landlord may deduct from any sum due, compensation for waste or breach and "generally for or by reason of the condition of the farm not being such as in the opinion of the referees it ought to have been left in."

The entry is a Michaelmas one. The landlord or incoming tenant has the right to enter on one-eighth of the arable land of fair average quality in course for roots on the 1st of March preceding the end of the tenancy, a moiety of which may be sown to rye, vetches, trifolium, or winter oats to be fed on the land by sheep and given up as soon as fed off, the whole being given up by July 18. The landlord or incoming tenant has the right to enter on another fourth of the arable land in course for wheat on June 30 except such portion as may be sown to turnips, rape, or pulse, which must be given up as soon as the pulse is harvested or the turnips fed off. The incoming tenant is to have half the dwelling-house from June 30th and stabling for his horses after March 1st. He has also the right to sow grass seeds on land in course for Lent corn in the last year, the outgoing tenant harrowing and rolling them gratis and not feeding them.

The outgoing tenant provides straw for the incoming tenant for thatching his ricks and for litter, and he has also to fallow before January 1st in the last year the lands which are given up on March 1st. The landlord or incoming tenant takes at a valuation all sainfoin roots under four years' growth and all ploughings and tillages done for his benefit in the winter preceding the end of the tenancy.

In Appendix D. 2 is given an extract from an agreement in force on the largest glebe farm in the diocese of Salisbury, showing the basis of compensation for manures applied and feeding stuffs used.

I made particular inquiry from farmers whether the conditions and restrictions in the agreement were all strictly enforced during the tenancy. A large farmer who had just quitted a holding and taken another, both in the Salisbury Plain District, speaking at the meeting of the South Wilts Chamber of Agriculture, said that "the covenants "were not insisted upon until the end of the term," and that "the tenant may farm "as he likes so long as he conforms to the covenants during the last two years before "quitting" Other farmers said that practically so long as the land was farmed fairly well the tenant was not interfered with except in the last year. The agent to an estate stated that "restrictions are not enforced at all when the tenant farms well."

One large farmer on a big estate showed me his agreement, which was the ordinary estate agreement, containing strict conditions, with a clause inserted at the end that notwithstanding any restrictions set forth the tenant was at liberty to farm at his discretion until notice to quit is given on either side. The agent to a large estate stated, "We do not strictly enforce the covenants of our agreement on our sitting "tenants except when notice to quit has been given. In these days it is by far the "wisest plan to give them a free hand as far as possible."

The following clauses are extracted from an agreement in force on a farm of 800 acres in the district :—

> "And it is hereby mutually agreed and declared that the tenant shall be at liberty from time to time in order to meet variations of weather or other unforeseen circumstances rendering a change of cropping and cultivation necessary (anything herein-before contained notwithstanding) to crop and farm the arable land at his discretion and until notice to the contrary be given by the landlord, or until notice to determine the tenancy be given by either of the parties to this demise, and from the service of either of such notices given as aforesaid the said land shall be brought into the prescribed course of cropping and cultivation, and thenceforward the condition of this agreement shall be adhered to.
>
> "Except the last year of the said tenancy, the said lessee shall be at liberty to sell in each year eighty tons of straw, forty tons of hay, and twenty acres of roots or green crops, on the condition and subject nevertheless to the said lessee

expending during such year on the said farm the manurial value of the straw, hay, roots, or green crops so sold either in good cart dung, artificial manures, corn, cake, or approved feeding stuffs, some or one of them to be purchased and consumed or used on the said farm by sheep, cattle, or pigs, but not by any other animal, and also subject to the said lessee, producing to the lessor proper and satisfactory vouchers for the sale of all such straw, hay, roots, and green crops, and also proper vouchers and satisfactory proof of such consumption or use as aforesaid."

The Agricultural Holdings Act.

43. The influence of the Agricultural Holdings Act has been considerable, though in many cases the Act itself is not actually applied. One valuer of large experience stated that the Act is "unworkable," but that it did considerable good "by compelling bad landlords to give tenant right." He added, however, that in these times tenants can make better terms for themselves than the Act gives them. Many farmers nowadays, said this witness, "will not pay a penny on going in, but stipulate for a heavy tenant right on going out." Another witness, a farmer occupying 2,000 acres, urged that the question of tenant right should be looked at from the point of view of the incoming tenant as well as that of the outgoing tenant, and stated that farmers were sometimes prevented from taking farms by the heavy sums to be paid for compensation.

Mr. E. A. Rawlence, of the well-known firm of Rawlence and Squarey, stated that on the whole the Act had worked fairly. He added:—

> "It is obviously no use to have a one-sided affair which should work entirely in favour of the outgoing tenant. In addition to this it is obvious that we shall never get high-class farming unless the outgoing tenant is punished to a reasonable extent for bad farming. My impression is that the machinery for working the Act is altogether too complicated, and that there is scarcely a valuation made which is strictly within the technical requirements of it. Hence I think it would be better to simplify the Act by cutting out many of the procedure clauses and simply stipulate that the tenant should be paid a fair tenant right for improvements, and leave it to the local valuers to adjust the amount in that rough and ready fashion which they are accustomed to do, but which generally represents a fair, common sense settlement."

By far the most common view was that the Act requires alteration in the direction of further security for the capital which a farmer leaves in his holding on quitting. It is natural, perhaps, that farmers should consider the matter mainly from the point of view of the sitting tenant and not of the prospective tenant, and after all the principle of the Act is the safeguarding of the just claims of a tenant who is necessarily unable in leaving his farm to recover all the capital which he leaves there. The guiding principle of the Act that he shall recover only "the value to the incoming tenant" of the improvements he has made ought, if the Act is fairly administered, to protect the incoming tenant from having to pay anything for which he does not get a *quid pro quo*.

Views of the South Wilts Chamber of Agriculture.

44. At the meeting of the Council of the South Wilts Chamber of Agriculture, Mr. Blake said that the procedure of the Act needed simplification, that there should be an equal right on the part of landlords and tenants to claim, that no after-claims should be allowed, and that there should be no appeal from the award of the umpire in any case. These views were not formally adopted, but they appeared to meet with general approval. The discussion which followed turned mainly on two specific proposals for the amendment of the First Schedule. It was suggested that compensation should be allowed for corn consumed on the farm by working horses, as well as by cattle, sheep, and pigs. This was advocated by Mr. Parham and opposed by Mr. Phipps (the chairman), and Mr. Carpenter. Mr. Phipps said that it would be a hardship on the incoming tenant to make him pay part of the labour bill of the farm, which the feed of working horses practically was. On the question being put that compensation for corn consumed by working horses ought to be allowed, it was lost by six votes to two, some present not voting. The question of allowing compensation for corn produced and consumed on the holding was discussed. Mr. Harding admitted that there were difficulties in carrying it out, but was in favour of the principle. A resolution, moved by Mr. Carpenter and seconded by Mr. Blake, that no alteration is required as regards compensation for corn produced on the holding, was carried *nem con.*

Mr. Parham's views

45. After the meeting I received a lengthy communication from Mr. J. N. Parham, who was present during a part of the meeting but was compelled to leave early. As it

expresses views contrary to the opinions held by the majority of his colleagues it is only fair to quote the substance of it in full :—

"1st. Hay grown *instead* of corn as an outgoing crop should be paid for at *market* value, or rather should be a *saleable commodity of the farm* as if it were corn, the aftermath being in the place of straw with its spending value.

"2nd. Corn (and hay grown on such lands as just referred to) whether fed to horses or other stock should be compensated for.

"Strange to say, that very day when my fellow councilmen declined recognising horse manure, my labourers, who had the privilege of having manure from my yards for their gardens, were taking the horse manure in preference to the manure of the lambing pen or the cake and corn-fed manure of my cattle.

"3rd. Corn (and hay as in the first instance) grown on the farm and consumed should be compensated for the same as "purchased" food.

"Take some of our Salisbury Plain farms, eight to 10 miles from a station. The occupiers of these farms would be compelled, by present conditions, to send their corn all this distance, and bring home cake or corn from a like distance in the last year of tenancy. Again, there are many small occupiers, especially in dairy districts, who feed every sack of corn they grow. I think this is encouraging the foreigner and the railway companies, and when I ask the reason of such absurdity I am told farmers keep no accounts, and the landlords think, though they do not openly say so, they are not to be trusted to make such returns. Now most of the corn is thrashed by machines, and much by hired machines, therefore the proprietor of the threshing machine could verify the quantity thrashed, and the farmer, by his books, show how it was disposed of."

Views of other farmers, &c.

46. I quote a few opinions from other leading farmers as to the working of the Act.

Mr. Carpenter, of Burcombe, said there were no special complaints, and he seldom heard of disputes. There is a general opinion that the right to claim should be the same on the part of landlord and tenant.

Mr. G. F. Gay, of Great Bathampton, thought that the procedure of the Act ought to be simplified, that the decision of the umpire should be final in all cases, that there should be an equal right to claim, and that both parties should deliver their claims on the same day.

Mr. Cary Coles, of Winterbourne Stoke, said the Act worked fairly well, but advocated its amendment in two particulars. (1.) There should be an equal right to claim on both sides, and the landlord's claim should be made at the same time as the tenant's. (2.) Compensation should be paid for home-grown corn consumed on the holding, provided that vouchers were produced and proof given of its consumption. As an incoming tenant he would want to have proof of its consumption, but, if proved, he would be quite willing to pay for it. There must obviously be a loss by the amount at least of the carriage in selling corn and bringing back other corn in place of it, as is necessary now to get compensation under the Act.

The resident agent to a large estate stated "claims are made under the Act where "there is no existing agreement, but it apparently does not work well as it stands in "present circumstances."

Another agent stated that "the Act, as a rule, is not appealed to."

On the other hand, a landlord stated that claims are often made under the Act, and he had had no complaints. His tenants are under agreements, but the Act applies as to unexhausted improvements.

The valuer already quoted (par. 43) as saying that the Act is "unworkable," said that it was impossible for valuers to conform strictly to the procedure. His firm might have 50 or 60 valuations to make at one Michaelmas, and if legal rights were insisted upon on both sides they could not possibly get through them. Other valuers would be in a similar position, and, as a matter of fact, the valuers met and mutually agreed to ignore technicalities. He considered that the notice of claim required by the Act is unnecessary, and that no notice, at any rate in detail, is requisite.

Tenant's claim for tillages.

47. Mr. Farmer referred in his evidence to an important point which arises in the case of a tenant quitting a farm on an estate where the landlord is insolvent. Either by specific agreement, or in any case by the custom of the country, he is compelled before quitting to do certain tillages for the benefit of his successor, and if he failed to do them he would be liable for damages. But if the landlord is a bankrupt and there is no incoming tenant, how is he to get back the money he has thus been compelled to spend? Of course, his claim for unexhausted improvements is equally difficult to

recover, though in that case he might, perhaps, be able, if he knew his position, to protect himself to some extent. But the outlay on tillages he cannot escape, even although it may be evident that it will be irrecoverable. Mr. Farmer suggested that the sum due to an outgoing tenant for tillages and for unexhausted improvements, ought to be made a first charge on the holding.

A farmer, on the opposite of the district, referred to another point which he stated in writing as follows:—

"The outgoing tenant should have to do with the landlord and should not be handed over to the incoming tenant. This is a very convenient way of getting out of landlords' responsibilities and throwing the whole of the 'dirty work' on the incoming tenant. In my experience I remember two cases in particular. A gentleman of the highest respectability had been for some years occupying a farm alongside his larger holding when the landlord sold the place and give him six months' notice to quit, handing him over to the incoming tenant—the new owner. This man refused to pay for any tillages or sainfoin roots. The only thing he did pay for was the bill for grass seeds. Again, another case. The incoming tenant having purchased an estate refused tillages. The late landlord in selling his farm—on the sale of which he pocketed 20 per cent. through the tenants' good farming—threw his responsibilities on the incoming tenant and declined to compensate his late tenant for tillages and improvements."

Occupiers of glebe land.

48. The position of tenants occupying glebe land was brought before me by two or three witnesses, and by one in particular (who has been already referred to) who occupies the largest glebe farm in the diocese of Salisbury. This tenant and his relatives have occupied the farm for over 70 years so that as a matter of fact the difficulties of tenure in their case have evidently not proved insurmountable. But this does not alter the fact that the position of a glebe tenant is precarious and unsatisfactory. So long as the incumbent from whom he first took the farm remains the tenant's position is the same legally as if he held from any other landlord, and if he quits the farm he may obtain compensation under the Agricultural Holdings Act, subject to the provisions of section 39 thereof, which specially refers to landlords who are incumbents of benefices. But in the event of a change of incumbents his position becomes at once uncertain and anomalous. The tenancy is *de facto* terminated and the new incumbent is in no way bound by the acts of his predecessor. It appears that a tenancy binding upon a succeeding incumbent may be set up provided that the present incumbent, the tenant, the Bishop of the diocese, and the patron of the living become parties to the arrangement, but this is cumbrous and often impracticable. It was suggested to me that the tenancy should be continuous and that an incumbent should be compelled to accept a contract entered into by his predecessor, with, of course, the right of terminating it in the ordinary way by giving 12 months' notice. As it is, the tenant of a glebe may be suddenly deprived of his holding without any right except those which he obtains under the Emblements Act of 1851 (14 & 15 Vict. c. xxv.). These include the right to continue occupation until the expiration of the current year of tenancy, but as was pointed out to me an incumbent may die or leave in August and the tenancy expire at Michaelmas. A further difficulty in the case of glebe tenants is that of getting improvements made as in the following case:—

"In laying down grass lands at the present moment I can get no fencing done, and on my downland I have over 200 acres enclosed, but all done by myself, yet I have made my landlord give me security for it. This is hard for both of us."

The position of incumbents farming their own glebe, who have no security whatever for capital expended on the holding and left for the advantage of their successors, was referred to by the same witness as a hardship, but no actual case was brought before me.

VII.—Relations of Farmers and Labourers.

Attitude of labourers to farmers.

49. Although the recent investigations in the district by the Royal Commission on Labour relieved me from the necessity of examining very closely into the labour question, I found that it was practically thrust upon me as an essential feature of the agricultural situation by almost every farmer with whom I came in contact. I heard the views of many farmers and of several labourers, as well as of two or three gentlemen who may be termed "labourers' leaders." It cannot be said that the relations between masters and men are satisfactory. There frequently is on both sides a feeling of discontent with each other though I was informed by one or two

witnesses in a good position to judge that a better spirit prevailed than existed a few years ago. This is attributable largely to the fact that the labourers at the present time, though dissatisfied, recognise that the farmers are in real financial difficulties. The hostile attitude of the labourers is due not alone to present grievances, but also to what they consider to have been injustice in the past. They would be more inclined to be content with the present rate of wages in those bad times, but for the belief which they cherish that in the good times of high profits they did not get their fair share. I am bound to say that any material rise in prices would, so far as I can judge, be almost certainly followed by a determined demand from the labourers for a higher wage.

One farmer of 1,000 acres in the heart of the Plain, expressed this idea vividly, though colloquially, when I called upon him. He said, "The men 'have their heads "up,' and would stir if they saw a chance, but they cannot do much in these flat, "hanging times."

Another experienced witness said, "The men are independent and masters of the situation."

In many individual cases, masters and men are on the best of terms, and this, so far as I am able to judge, is largely attributable to the tact and consideration of the farmer. One of them, after regretting the fact that the relations were as a rule not what could be wished, stated that the evil can only be counteracted by the employers showing the men that he has their true interest at heart, and that what is for the benefit of one is directly or indirectly for the benefit of the other. He added, "My experience of "the agricultural labourers, after living among them all my life, is that there is no "class more far-seeing than they are, nor who more appreciate fair and kindly "treatment."

A labourers' strike.

50. During part of the time of my visit a strike was in progress on a farm in the district. The facts of the dispute were briefly these. The farmer offered five of his men 7*s.* per acre for cabbage planting. They refused to accept this, stating that the price paid by other farmers in the district was 10*s.*, and they accordingly left work. The farmer thereupon engaged three other men from distant villages, who, however, when they understood the position, refused to work. Meanwhile the farmer had given the men on strike notice to leave their cottages, and the dispute very soon resolved itself into a question of the re-instatement of the men, the original question of the cabbage-planting having disappeared. The farmer, a Devonshire man, who appears to have taken a somewhat rigid and uncompromising view of the rights of an employer, evidently did not wish to take back men who, in his view, had left of their own accord. However, in the end all the other men on the farm, with the exception of the head shepherd, struck in support of their fellows, and the farmer gave in and took all the men back, with the exception of one who had already got work elsewhere.

The Wiltshire Labourers Union.

51. The cause of the men in this case was taken up by the Wiltshire General and Agricultural Workers' Union, of which, indeed, they were members. This organisation was started in December 1892, and I was informed by the secretary that its members number 1,800. The subscription is 1½*d.* per week, but it is necessary to rely upon outside subscriptions to maintain the work of the union. The men concerned in the strike above mentioned received 10*s.* per week from the union during the time they were out.

Wages.

52. The standing weekly wage for ordinary labourers or "daymen" is, as a rule, 10*s.* In one or two exceptional instances it is 9*s.*, in several parishes it is 11*s.*, and occasionally it is 12*s.* The secretary of the Wiltshire Labourers' Union kindly furnished me with a statement showing the wages reported to him as being paid in 28 parishes. The day labourers' wages are according to this statement 9*s.* in one parish; 9*s.* and 10*s.* in one parish; 9*s.* to 11*s.* in one parish; 10*s.* in 14 parishes; 10*s.* and 11*s.* in two parishes; 10*s.* to 12*s.* in two parishes; 10*s.* 6*d.* in one parish; 11*s.* in five parishes, and 11*s.* and 12*s.* in one parish. This, of course, has in all cases to be supplemented by the amount paid for harvest and piece-work, and does not represent the total earnings of the men. Farmers stated that the actual earnings averaged from 14*s.* to 15*s.* when all things are taken into account, and they complained that the "standing wage" was frequently quoted and accepted by outsiders, without this necessary explanation. It is right to add that the secretary of the Labourers' Union agreed that additions had to be made to the nominal amount of wages, and stated that, so far as the union is concerned, they desired in no way to understate or exaggerate the facts.

The following are three instances taken from the books of a farmer of 750 acres, showing the earnings of men whose "standing wage" is 10*s.* per week:—

	Wages at 1*s.* 8*d.* per Day.		Piece-work.		Extra for Beer, Harvest, &c.	Total.
	No. of Days.	Amount earned.	No. of Days.	Amount earned.		
		£ *s.* *d.*		£ *s.* *d.*	£ *s.* *d.*	£ *s.* *d.*
1. J.M. - -	120¼	10 0 5	161¼	28 8 6½	2 8 3	40 17 2½
2. W.B. - -	231	19 8 9	70¼	13 4 5	3 7 8½	36 0 10½
3. F.D. - -	234	19 10 10	71	10 17 2½	3 5 11	33 13 11½

J.M. (No. 1) has a house and garden (20 rods) and potato ground (12 rods) free, except when at piece-work, when 1*s.* per week is charged. He was away part of the time rabbiting, &c. for himself.

W.B. (No. 2) has a house, garden, and potato ground free. He was absent a few days through illness.

F.D. (No. 3) is a young man, about 21, who lives with his parents and declined to have a potato ground. It is his first year as a labourer.

It will be seen that the average weekly earnings for the whole year of these three men (each getting nominally 10*s.*) were 15*s.* 9*d.* (and house rent free for four months), 13*s.* 10¼*d.* (and house rent free), and 12*s.* 11½*d.* respectively, though in no case did they work the full 52 weeks.

A considerable amount of evidence was given me on this point, which justifies the statement that these are not in any way exaggerated examples of the actual earnings of able-bodied ordinary labourers.

Carters and shepherds.

The standing wage of carters ranges from 12*s.* to 14*s.*, with a house and garden and potato ground. They also get Michaelmas money, ranging from 30*s.* to 3*l.*, and, as a rule, beer money. They also have what is termed "journey money," being an allowance of 1*s.* when they go out all day with the waggon. The extra money in the course of the year amounts to about 5*l.* or 6*l.* Shepherds get from 12*s.* to 14*s.* standing wage, with a house, garden, and potato ground; Michaelmas money, 2*l.* to 2*l.* 10*s.*; and lambing money, 2*l.* to 2*l.* 10*s.* The following examples, which I copied from the books of a farmer occupying 3,000 acres, may be taken as rather below than above the average earnings of shepherds:—

Head shepherd, 13*s.* per week; house and garden; potato ground, 35 perch; lambing money, 2*l.*; Michaelmas money, 2*l.*; 36 gallons of beer.

Under shepherd, 12*s.* per week; house and garden; potato ground, 30 perch; lambing, 30*s.*; Michaelmas, 30*s.*; 18 gallons of beer.

Third shepherd (a lad of 20), 11*s.* per week; Michaelmas money, 1*l.*

Fourth shepherd, 11*s.* per week; house and garden and potato ground; lambing, 1*l.*; Michaelmas, 30*s.*; 18 gallons of beer.

Teg shepherd (lad of 20, living with father), 11*s.* per week; Michaelmas, 1*l.*

Head shepherds are commonly allowed a bonus on a good fall of lambs. Thus, on one large farm, the arrangement is to give 1*s.* for every lamb bred over one lamb per ewe and to pay 1*d.* for every tail. Beer money in most cases is now given in place of beer.

Engine-men.

Engine-men with steam tackle get 15*s.* per week each. They also get 5*d.* per acre for ploughing, which is divided between the two men and a boy employed, the former getting 2*d.* per acre each and the latter 1*d.* per acre.

"Strappers."

"Strappers," *i.e.*, extra men employed by the day for harvest or other special work, are paid 2*s.* 6*d.* per day.

Piece-work.

Most farmers do as much piece-work as possible; it costs more but it is done quicker. The payment per acre for the principal kinds of piece-work is about as follows:—Hoeing, once, 4*s.* 6*d.* to 5*s.*; twice, 9*s.* to 10*s.*; three times, 13*s.* to 15*s.* Mowing, 3*s.* to 3*s.* 6*d.* for field grass; 4*s.* 6*d.* to 5*s.* for meadow grass or sainfoin. Tying, 4*s.* to 7*s.*, according to crops. Pulling and heaping roots, 6*s.* 6*d.* to 7*s.*

Hours of work.

53. The ordinary hours of work are from 7 a.m. to 5 p.m. In some cases they are an hour longer. Where the hours are different in different parishes the rate of wages differs, as a rule, accordingly. Thus, at the meeting of the South Wilts Chamber, one speaker said he paid 10*s.*, and the hours were seven to five, and another paid 11*s.*, and the hours were seven to six. One farmer stated "the hours worked are nine when at "day work and about 10 when at piece-work. I offered my men 1*s.* per week more

(at Lady Day, 1893) for half an hour longer. They declined it, preferring nine hours at 10*s.* per week to 9½ hours at 11*s.* per week.

There is a stop of one hour, from 12 to 1 for dinner, and usually a brief stop (of about a quarter of an hour) at 10 a.m., and another (of about 10 minutes) at 3 p.m.

Walking in the master's time.

These hours are those which are spent on the farm. The farms being, as a rule, long and narrow, and the men living in the village at one end of it, it often happens that they have long distances to walk to their actual work. It is the almost universal custom for them to "walk in the master's time," though there are exceptions to this in one or two parishes. With a nominal 10 hours' day, therefore, it not unfrequently happens that the time actually spent in work on the land does not exceed seven or seven and a half hours. On two or three occasions I noticed men walking along the roads homewards from work between 4 and 4.30 o'clock. This is naturally an element which the farmer has to take into account, and the existence of the custom must of necessity tend to keep wages below the level of other districts, where a farmer may obtain several more hours effective work from each man per week.

Cottages. Condition and rent.

54. It has already been observed (par. 26) that the condition of the cottages in the district varies greatly. It was impossible for me in the time at my disposal to make any detailed examination of them, but speaking from general observation and from the evidence given chiefly by farmers as well as by landlords and their agents, I should say that the majority may be described as fairly good. At a small meeting of labourers at Market Lavington, I was told that the average cottage in that neighbourhood had two bedrooms upstairs and two rooms (one very small) downstairs; that most, but not all, of the cottages had gardens, and that the rent averaged from 3*l.* 15*s.* to 4*l.* One man present, who had a large family, said that he rented a double cottage for 6*l.* The greatest complaint made was of insufficient rooms where there was a family. All the cottages in Market Lavington, I was told, are let independently of the farms, and many belong to small owners. This would apply to many of the larger villages. The average rent of cottages occupied by labourers is 1*s.* to 1*s.* 6*d.* per week. Of course, this includes all rates and other outgoings. The rent was stated by various witnesses to represent from 2 to 3 per cent. on the cost of building.

"Free" *v.* "Tied" cottages.

A burning question frequently referred to by those who spoke on behalf of the labourers was the system of letting cottages with the farms. As a rule, every holding in the district has upon it a number of cottages sufficient for the accommodation of all, or at least a majority, of the labourers necessary to work the farm. These cottages are entirely under the control of the farmer, who, generally speaking, allows his men to live in them rent free, this being, of course, a consideration in their wages. In the phrase which has lately gained currency in the district, these are termed "tied" cottages, while those which are rented by the labourers direct from the owners are termed "free." According to a statement supplied to me by the secretary of the Wiltshire Labourers' Union there were in 32 parishes in the district 1,029 "free" cottages, and 1,170 "tied" cottages. I had no means, except in a few individual instances, of testing these figures, which were given with reserve, but I think they may be taken as approximately accurate.

The system of "tied" cottages is objected to on the ground that it makes the labourers entirely dependent upon their employers. In the case of the strike referred to in par. 50, it was pointed out to me that in contending for what they considered to be a fair wage, the men were greatly handicapped by reason of the fact that they at once received a week's notice to quit their cottages. It was urged that the labourer is not in a position to treat with the employer on equal terms when a dispute may involve not only his loss of employment (which, as in the case referred to, his union may make good), but also his being suddenly made homeless.

It is recognised by all that the system of letting the cottages with the farm is maintained not by the landlords, who are, comparatively speaking, indifferent in the matter, but by the farmers. Farms in these times cannot be let unless there are sufficient cottages attached thereto, and I was informed of several cases where the landlords had been compelled to build more cottages on a holding before a tenant would take it. The feeling which is almost universal among farmers is that it would be impossible to work a farm unless a certain number of cottages went with it and were under the control of the tenant. Mr. Farmer, who is the largest employer of agricultural labour in the district, stated distinctly that he would not go on farming unless he had a certain number of "tied" cottages on each farm. He pointed out that the employment of labour in farming differs from that of any other industry. In other industries the question of the residence of the employé is not a matter which

comes, as a rule, within the purview of the employer. It is not at any rate an important element in the engagement between the two. But in engaging a man to work on a farm, the question of housing is a very material, and sometimes indeed a controlling, factor. It is of no use engaging a labourer unless at the same time there is a cottage available for him. If he had no "tied" cottages a farmer might have men living on his farm and not only working for others, but actually preventing him from obtaining the labour necessary for the farm, because no houses were available for men whom otherwise he could engage. These were substantially the views held by all the farmers, and they were many, with whom I conversed on this subject. One large farmer said he would like, as a matter of principle, to see the men living in "free" cottages, and he thought that every labourer ought to pay his own rent and rates. But, he added, that landlords "built cottages on the farms from necessity, not from choice." In his own case there were 11 cottages on his farm, and eight had been erected during his occupation, because he could not get labourers without them. The same witness pointed out that there are, as a rule, no facilities for obtaining pieces of building land in villages, and he thought there ought to be. He considered that the building and letting of cottages should be placed "on a commercial basis."

Allotments.

55. There appear to be plenty of allotments available for farm labourers, but I was informed that in many cases they do not care to have them, being satisfied with the gardens attached to their cottages, and the "potato ground" supplied by the farmer. As a rule, all the regular men on the farm have from 10 to 20 "lug," or perches, of land allotted them each year, on which they may plant potatoes. The land is prepared and manured by the farmer, and the men have therefore only to find seed and labour. Usually a fresh piece of land is provided each year. Naturally this arrangement tends to diminish the demand for separate allotments. I was frequently informed that the men cared less for allotments now than they used to do, and in many parishes there is difficulty in letting all the allotments provided. I give in the Appendix a statement showing the number and extent of the allotments in several parishes on Lord Pembroke's estate. In 17 parishes there are 976 allotment holders, occupying 116 acres. In one parish it is stated that formerly three times the area of allotments was occupied, but cannot be let now. In three other parishes it is stated that all the allotments cannot be let. Mr. Long's agent stated that at Chitterne there are 140 tenants occupying 141 lots of $\frac{1}{4}$ acre or less, and 23 lots exceeding $\frac{1}{4}$ acre. The total quantity of land occupied is 24 acres 3 roods 15 perches in four different lots, so arranged for convenience, and as near to the village as possible. In this case the gross rent charged is 33*s.* per acre. Out of this the landlord pays tithes, rates, taxes, and various allowances (always made to every tenant paying on demand) which reduce the rent received to 22*s.* per acre nett. The rents charged for allotments, as a rule, vary from 3*d.* to $4\frac{1}{2}$*d.*, and in some cases 6*d.*, per "lug" or perch. At the Market Lavington meeting I was informed that in that neighbourhood the cheapest allotments were 4*d.*, and the dearest 7*d.* per "lug" = 2*l.* 13*s.* 4*d.* and 4*l.* 13*s.* 4*d.* per acre respectively. It was complained by one labourer present that he had to pay at the rate of 3*l.* per acre for allotments. He thought this exorbitant, and would consider 30*s.* per acre a fair rent. A large farmer present expressed the opinion that such a rent as 3*l.* was far too high, but he observed that the allotments were generally on some of the best land near the village. Another labourer observed that they did not expect to get allotments at the same rent per acre as farms were let at, and he would be prepared to pay 2*l.*, but that more than this was unfair. I found among labourers and small occupiers generally a recognition of the fact that a farmer hiring a large breadth of land, taking good and bad together, and having fences and roads measured in to him, ought to pay less than the occupier of a small plot of selected land in a special situation. This is apart from the further consideration that the allotment rent includes rates and taxes, &c. which a farmer has to pay.

Appendix B. 1.

The labourers' position.

56. At the meeting of the South Wilts Chamber of Agriculture, Mr. W. Stratton observed that the labourers were never so well off as now, and this view I found to be shared by most of the farmers whom I met. On the other hand, Mr. J. D. Willis at the meeting of the Chamber contested this statement on the ground mainly that if the depression continues the position of the labourers must become more and more precarious, and that regular and certain employment was the greatest interest of the labourer. These views are not really contradictory. There is no doubt that the demand for labour has been and is steadily decreasing. This has been already indicated in the figures which have been given of reduced expenditure for labour on the land, but it is difficult to show with accuracy what the actual diminution of the demand for labour

has been. The only figures available are those of the census which I give in the Appendix and these apply to the whole of the county of Wilts. Assuming, however, as it is fair to do, that the decrease of labour in the Salisbury Plain District has not been less (and I should be disposed to conjecture that it has been greater) than in the rest of the county the census figures give some measure of the change during the 20 years 1871-1891. Changes in classification unfortunately make an exact comparison impossible but the number of agricultural labourers, includiag shepherds and carters in each of the three last census years, may be stated approximately as follows :— Appendix A. 6.

1871.	1881.	1891.
29,636	24,772	20,893

These figures show a reduction in the number of labourers employed in agriculture of 15·7 per cent. in the decade 1881–91 and of 29·5 per cent. in the 20 years 1871–91.

This steadily decreasing demand for labourers on the land naturally tends to cause a surplus supply which is accentuated in an exceptional winter like that of 1893–94. One farmer stated that 30 men were out of work in his parish last winter. I am bound to say, however, that this seemed to be exceptional and the majority of witnesses stated that there was no unusual excess of labour. The secretary of the Labourers' Union informed me that no exceptional number of men were out of work in the previous winter, that those who were out did not exceed 5 per cent., and that in many villages not a single man stood idle. At the Market Lavington meeting a similar statement was made though it was remarked that as regards the Lavingtons many "casual" men live there who naturally did not all get work through the winter.

Those who maintain that the labourers were never so well off urge that their wages now, owing to the low prices of necessaries, go much further than they used to do. They have in most villages fallen within the last 15 years to the extent of 1*s.* or 2*s.* per week being the amount to which they rose for a short time in the "seventies," but it is evident that the purchasing power of, say, 10*s.* is more than equal to that of 12*s.* 20 years ago. In the olden days a bushel of wheat and a shilling was reckoned as the week's wage of a farm labourer; now the week's wage, apart from extra payments, would purchase more than three bushels of wheat.

57. A landowner whom I was prevented from meeting personally, but who kindly sent me some valuable information in writing, made the following remarks :— A landlord's views.

> "Many worthy and respectable labourers have told me that they thought a small rise in the price of their bread (not a fictitious 'baker's rise') would not be felt by them; meaning that they should not object to this if means could be taken to ensure better prices for producers. I have had frequent applications for land in small quantities. I find the larger farmers very unwilling to make any arrangements to facilitate this. In the Pewsey Vale, near Pewsey, I have for years encouraged tenants to take a small quantity of mixed land. These tenants are very industrious, husband, wife, and children all work, and the tenants pay their rents very fairly up to date. I find that good treatment by a resident landlord and his family, and strict justice in all dealings, is sufficient of itself to produce complete confidence in the minds of the workpeople."

58. A very representative farmer of large experience gave me his views at some length on the present position of labourers. He observed that labourers, as a rule, practice considerable thrift, and the marked improvement in their condition is readily observable. He himself evidently takes great interest in the welfare of the labourers' families in his parish, and is a teacher in the Sunday School. He observed that the dress of the labourers and their families on Sundays showed their well-to-do condition, and he stated that at least 75 per cent. of the boys of 12 years old possessed watches, showing that there is money available for comparative luxuries. The fact that women now decline to do any field work is another proof that they are in independent circumstances. On his farm 10 or 12 women used to be employed at weeding and haymaking, earning 8*d.* or 9*d.* per day. Now they will not even tie the corn in harvest, and will hardly carry their husbands' dinners to them in the field. The young men will not stay on the land if they can help it, and if they do they will not take the trouble to learn shearing or other skilled work. His head shepherd has two sons, neither of whom can be induced to learn shearing, though they might in the season earn 5*s.* to 6*s.* per day at it. One of these boys preferred to go into a shop at 7*s.* per A farmer's views.

week, which, however, he did not like, and soon came back home. Men in his neighbourhood could start at May 1st and shear for three months, go harvesting for two months, and get work in the woods (hurdle making, &c.) from October 1st to May 1st, and in this way earn from 4*s.* to 6*s.* per day throughout the year, with the exception of, perhaps, a month lost by bad weather. Yet the young men will not do this, and there seem none to take the place of the old men when they die out. At present, within 10 miles of Salisbury, he believed 50 men might find employment in this way. This unwillingness of the young men to learn such arts as shearing, hurdle making, or throwing timber, in fact to make themselves skilled instead of unskilled labourers, he regarded as one of the most serious features of the situation.

VIII.—Large *v.* Small Farms.

Large farms characteristic of district.

59. It has been already observed that large farms are characteristic of the district. It is evident that this is not the result so much of economic causes as of physical and geological conditions. It is practically impossible that the thin light soils of the chalk downs can be cultivated in small holdings, and that being so it is equally impossible to cut off the "vale ends" of the farms, without which it is worth no one's while to occupy the "poor ends." From a commercial point of view there can be little doubt that holdings of 600 or 700 acres upwards are the most suitable to the district. Mr. Hamilton, the secretary to the Wiltshire Labourers' Union, expressed the view that farming, like every other business, can be most economically and efficiently conducted on a large scale, though he objected to the present system of ownership and tenure, believing rather in the principle of communal farms. Apart from these economic views, however, it was significant to find the representative of the labourers in agreement with the large majority of farmer witnesses as to the desirability in the general interest of large farms.

A "farm" of 14,000 acres.

60. Mr. S. W. Farmer, to whom I have previously referred, occupies no less than 14,000 acres in the north-east of the district. It is in four blocks, and comprises a number of farms ranging from 400 acres up to 3,000, belonging to seven landlords. Mr. Farmer has a partner associated with him for part of his occupation, but he has, practically, as I understand, the control of the whole as one business. He commenced farming in 1874, and has gradually increased the land in his occupation. In almost every case, Mr. Farmer said, the former occupier of the farm had lost heavily or become bankrupt. The rent paid varies from 5*s.* per acre for down land to nearly 2*l.* per acre for good vale land. About 3,000 acres are down pasture. Mixed farming is practised; corn, sheep, and milk, being the main products. Nearly 1,500 horned stock are kept, and from 5,000 to 6,000 ewes are lambed down every year. The sheep are chiefly Hampshire Downs, but some Scotch sheep are kept on the down land. Last winter about 80 tons of purchased feeding stuff were used, but very little artificial manure is used. Five sets of Fowlers' steam ploughing tackle are kept. Milk is sent to London to the extent of about 1,500 gallons per day. The management is strictly based on commercial principles, and it is scarcely necessary to say that Mr. Farmer possesses exceptional business capacity. Like many other successful farmers he was not trained to agriculture, having been, in fact, educated for the medical profession, but compelled to relinquish it as his health demanded an outdoor life. He said that he got the best return when he could work corn, sheep, and dairying altogether; where either of these three is wanting he finds it difficult to make both ends meet. Much of the success of this large enterprise is attributable to the command of capital which permits the adoption of a system of cash payments, and of buying everything for cash in the best market.

Small holdings.

61. I have referred briefly to this the largest farming undertaking which I encountered, because in kind, though not in degree, it represents the system which, by the nature of things, should give the best results on Salisbury Plain. I now proceed to refer to the opposite extreme, viz., small holdings. Before doing so, I will quote briefly the views which Mr. Farmer laid before me on the subject. He said:—

> "It is not a question of the size of the holding, but of the capacity and financial resources of the individual occupying it. I know plenty of holdings, small as well as large, farmed as badly as possible, and the occupation of a small holding does not make a man a good farmer. Small holdings are useful as stepping stones to men who are capable of farming them, but they are no use

to others who have not the capacity, and would do better as servants under the direction of others. I do not believe in attempting to bolster up small holdings by State aid, whether by putting up buildings or otherwise. If the laying out of money in this way is likely to be a commercial success people will be found ready to do it; and if not, the State has no business to undertake it. Near the towns small holdings may succeed, but on Salisbury Plain it is impossible for them to do so."

Small farms at Market Lavington.

62. Where small farms are found in any number is on the fringe of the chalk area. At Market Lavington, for instance, there are many small holdings on the greensand which crops up there. The soil is easily worked, and is well suited for growing fruit and vegetables, to which, for the most part, the smaller holdings are devoted. An interesting example of what may be done by fruit-growing was shown in the case of Mr. S. Saunders at Market Lavington. Mr. Saunders bought about six acres of land 25 years ago, and built himself a house, more, as I gathered, with the view of settling down to a quiet country life than from a purely commercial motive. Being of an active temperament, however, and finding the land, a light sandy soil, well suited, he commenced fruit-growing, and now practically the whole of the six acres are devoted to fruit. All kinds of fruit, except wall-fruit, are grown, and something like 40 tons per acre are produced in a good season. All of this is made, on the premises, into jam, jelly, syrup, temperance drinks, or preserved by bottling, and sent away to private customers. I went over the small farm, and found it in a high state of cultivation and cleanliness, and very closely stocked, every square yard almost being utilised. Soot and kiln dust, with a little special fruit manure, are used, and all the land receives a dressing each year of 50 bushels of soot and 10 cwt. of kiln dust. Only spade labour is used, six men being employed all the year round. Their wages are from 10*s.* to 15*s.* per week, the hours of work being from 7 a.m. to 5 p.m. Women are employed for picking the fruit, and are paid 1*s.* 3*d.* to 1*s.* 6*d.* per day. The average amount per acre expended on labour is 22*l.* 10*s.* per annum. The price realised for jam is from 30*s.* to 60*s.* per cwt.

63. I visited several small holdings at Market Lavington, and received evidence from other small occupiers whose farms I was unable to visit.

On the top of the hill, where the greensand occurs, there is a group of small holdings which are mostly cultivated as market gardens. One I visited was a piece of three acres, rented at 3*l.* per acre, the cottage on it being separately rented at 4*l.*; the landlord is a tradesman in Devizes. All the land is cultivated, most of it being cropped with vegetables, which the wife, an energetic, business-like woman, takes once a week a distance of 12 miles to a country town where she has established a connexion of customers who buy direct. A donkey and cart is kept for this purpose. Pigs, bees, and goats are kept, and a small quantity of wheat is grown each year for the straw. Last year 1 cwt. of honey was sold at 8*d.* per lb. The goat's milk is made into butter, ¾ lb. having been made in the previous week. There was here every indication of enterprise and thrifty management, and I take this as one of the most favourable examples of what may be done with a small plot of land. Another holding, nearly of six acres, half grass and half arable (the occupier of which was out when I called), gave quite a different impression. Three cows are kept, and butter is made. There are two landlords, both small owners, and the rent, I was informed, is 3*l.* per acre, and judging from the appearance of the place, the occupier is doing badly. Another holding of three acres, cultivated entirely as a vegetable garden, presented indications of good management and hard work, but the occupier complained that the rent, 14*l.* per annum, including a four-roomed cottage and pigsty, was excessive. He works about three-fourths of his time on his holding, getting work from neighbouring farmers for the remainder. If the rent was reduced by one-half, he said he could live fairly well.

Rent.

64. One small farmer, who owns 16 acres, 3 arable, 13 pasture, and occupies 20 acres at a rent of 3*l.* per acre, complained of the difficulty of getting small holdings at a reasonable rent. He himself wanted to get more land and he believed there were many others in the same position. He said that men who had once got land did not want to go back to work for farmers again. In the present times land for which 4*l.* per acre might have been paid a few years ago could not be cultivated now at a rent of more than 1*l.* Others said it was impossible to pay 3*l.* per acre rent and make a living in these times. It was admitted, however, that the rents were the result of competition and that if the present occupiers went out others would be willing to pay the same rent.

On the other hand it was urged that the supply of land in small pieces was insufficient and that this caused excessive competition.

65. Mr. Saunders handed me some figures which he had prepared for me according to which there are 60 small holdings in Lavington, comprising 128 acres, which are let at an average of 2*l.* 10*s.* per acre, while there are four farms, comprising 2,890 acres, let at an average of 10*s.* 6*d.* per acre. The small holdings appear to be owned, as a rule, by persons possessing only a few acres at most or to be held on leases for lives.

Compulsory limitation of land occupied.

66. One witness, an intelligent and well educated labourer, engaged in fruit cultivation and more properly described as a gardener, urged that no man ought to be allowed to occupy more than 50 acres of arable land. This proposition was advanced at a meeting of six labourers and small holders and all the others objected to it as impracticable. As a matter of fact the ambition of one or two of those present was evidently not limited to 50 acres.

Small holdings on one estate. Appendix B. 2.

67. In Appendix B. 2 I give a table showing for 15 parishes, on the Earl of Pembroke's estate, the amount of land let in small holdings under 10 acres (not being allotments) and the number of occupiers among whom it is divided. It will be seen that 76 tenants occupy 178 acres or an average of 2a. 1r. 15p. a piece.

The Winterslow small holdings.

68. Having been informed that an interesting experiment in the establishment of small holdings was in progress at Winterslow it seemed to me desirable, though it involved an excursion slightly beyond the strict limits of the district assigned to me, to lay before the Commission such information as to its progress as I could gather from a short visit.

Winterslow is a village of 790 inhabitants about six miles to the east of Salisbury and not far from the borders of Hampshire. Major Poore who is the county councillor for the division in which Winterslow is situated, holds strong views, which he was good enough to explain to me at length, to the effect that the principle of representative government can only be properly carried out if those who are elected as representatives to public bodies are enabled to systematically confer with their constituents through properly organised committees or councils in different localities. He argues that only direct local knowledge can enable a representative to properly represent a locality and such local knowledge must be obtained directly by frequent consultation with those who actually possess it. At Winterslow, therefore, he established soon after his election to the county council a "village council." The whole community was divided into sections of 10 families, each section having a chairman and vice-chairman who collectively form the village council. Major Poore from time to time brings before this body any matters of importance which may be coming under the consideration of the county council and ascertains their views upon it. The churchwardens handed over the distribution of the parish charities to the village council, a fact which was cited as proof that it possessed public confidence. In this village council the question of facilities for obtaining small parcels of land was discussed, and it was clear that there was a desire on the part of many to obtain such facilities. With the object of satisfying this desire Major Poore took the opportunity of buying a farm situated in the heart of the village and known as "Cooper's Farm," which happened opportunely to be offered by public auction. Before purchasing, however, the "village council" was consulted and heartily approved of the proposal. The farm comprising 195 acres was accordingly bought for 1,500*l.*, but as it was more than was required, 83 acres were resold at once. The remaining 112 acres were then divided out into plots and a value placed on each plot. This was done by a committee of the village council with the assistance of a local farmer who acted as secretary. It was agreed to fix 15*l.* per acre as the average price of the land, and the actual valuation of the different plots ranging from a quarter of an acre to 16 acres in size varied from 8*l.* to 30*l.* per acre. The valuation, I was assured, was most thoroughly and conscienciously done by the committee and their decision was accepted by the various purchasers as satisfactory.

The scheme of payment.

69. The scheme was intended to enable men to purchase, not to rent, the land, and an ingenious scale of easy payment was adopted so that the purchase money might be equally spread over a term of 15 years. Nine men, taking altogether eight acres, preferred to pay for their plots outright, but the remainder of the land was taken on the deferred payment system. The following table shows the scale of repayment of a sum of 10*l.* with interest. It will be seen that the payment of a fixed sum of 1*l.* per annum for 14 years, with a small balance in the fifteenth year, pays off 10*l.*, and larger sums are paid off proportionately, 20*l.* by the payment of 2*l.* per annum, and so on.

Year.	Amount of Principal and Interest paid.	Interest.	Principal repaid.	Balance of Principal due.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
End of year 1	1 0 0	0 10 0	0 10 0	9 10 0
2	1 0 0	0 9 6	0 10 6	8 19 6
3	1 0 0	0 8 11½	0 11 0½	8 8 5½
4	1 0 0	0 8 4½	0 11 7½	7 16 10
5	1 0 0	0 7 10	0 12 2	7 4 8
6	1 0 0	0 7 2½	0 12 9½	6 11 10½
7	1 0 0	0 6 7	0 13 5	5 18 5½
8	1 0 0	0 5 11	0 14 1	5 4 4½
9	1 0 0	0 5 2½	0 14 9½	4 9 7
10	1 0 0	0 4 5½	0 15 6½	3 14 0½
11	1 0 0	0 3 8½	0 16 3½	2 17 9
12	1 0 0	0 2 10½	0 17 1½	2 0 7½
13	1 0 0	0 2 0	0 18 0	1 2 7½
14	1 0 0	0 1 1½	0 18 10½	0 3 9
15	0 3 11	0 0 2	0 3 9	—
	14 3 11	4 3 11	10 0 0	—

The payments are made in half-yearly instalments payable in advance.

The Landholders' Court.

70. The most interesting feature of the scheme was the formation of a "Landholders' Court," which comprises all the owners on the estate. Each owner or holder of land is entitled to one share in the Landholders' Court which is registered as a limited liability company. The memorandum and articles of association are set out in Appendix E. 1. Major Poore states the chief object of the court to be "to give the small holder a full "responsibility, and a direct and sole interest in the land he holds, and at the same "time to set up a common or mutual interest, which, while conserving the personal "interest, shall build up an insurance by teaching the judicial method of bringing "every mind in unison for common benefit." The executive work of the court is to collect all rates, tithes, and rents, and to pay the same over to Major Poore in a lump sum. The court also settles any disputes as to the land and considers any applications for land which may be unallotted. If land should be re-sold the court has power to transfer the share held in respect of such land. The shares are 5*s.* each fully paid up. When all the land is paid for there is expected to be a surplus of nearly 600*l.* in Major Poore's hands, which it is intended to apply to some object for the common benefit of the landholders. The same principle which was adopted in the village council is applied to the Landholders' Court. The holders are divided into five sections according to the "lie of the land." All the holders in a section form a committee for that section, with a chairman and vice-chairman appointed from their number. These chairmen and vice-chairmen form the directorate of the court or company with the addition of Major Poore and two others. Each chairman holds office for one year, and is succeeded by his vice-chairman, and it is intended that every member shall in turn serve as chairman of his section, and a director of the court. Major Poore regards this organisation as the most important feature of the whole scheme, his object being "the restoration of the family as a corporate unit, thereby binding the members of the "family together for common council and common support."

Appendix E. 1.

The results of the experiment.

71. How far the social result aimed at by Major Poore has been secured I am scarcely able to express an opinion, though it appears that the Landholders' Court has worked efficiently and harmoniously. It is also too early to speak with much certainty on any phase of an experiment which had at the time of my visit only been in operation about 18 months. The enterprise commenced in October 1892, when the first instalments were paid (in advance). The first winter was a favourable one for getting the land in order, but the summer of 1893 was a very trying one for the landholders, who, as a rule, got very little out of their land. I walked over the whole of the land and talked to several of the holders. Mr. King, the secretary of the Landholders' Court, who accompanied me, stated that all of them had paid up their three first instalments punctually. This, in itself, says much for the vitality of the scheme. The men themselves to whom I spoke expressed entire satisfaction with the scheme, and while complaining of their ill-luck in having such a bad season to start with, were very hopeful as to the future. One young man, of about 20, whom I found on his seven-acre plot of land making a manure compost, may be taken as a fair type. He earns 15*s.* a week by working in the woods, of which there is a large extent in the immediate

neighbourhood, and "puts in a day or two" on his land when necessary. He said he should lay most of his land to grass—it was all arable when he took it—and keep cows and pigs. He proposes to make butter, for which there is a market in the district, as the larger farmers who used to make butter have now gone in for milk selling. The brother of this man had the next plot, also one of seven acres, on a corner of which he had built himself a house. This, I was told, cost him about 150*l.*, of which he raised 100*l.* on mortgage. On several of the plots the owners were building, or had built, houses for themselves. The inhabitants of the village consist largely of men who work in the woods, and are therefore just the class who can take small holdings with advantage. They get work in the woods, hurdle making, &c. through the winter, and obtain employment, by piece-work, from the farmers through the summer at hoeing, mowing, and harvesting. In the spring and autumn they have several weeks which they can employ usefully on their own land. So far as I could ascertain none of the holders expected to make a living solely out of their land, but depended more or less on other sources of income. One man whom I found working in the garden behind his cottage was a shoemaker, and also worked occasionally for farmers. His cottage was close to the estate on which he had taken one plot of five acres and another of quarter acre. He said he had previously rented a small holding of five acres at 2*l.* per acre, whereas for the land now taken he was paying 38*s.* per acre per annum, including tithe and rates, which would make it his own in 14 years. He thought the scheme an excellent one. He already has a cow, and stated that he proposed to keep two cows and some pigs, and to fat calves and pigs, and before long to make a living in this way. He complained of the high rent, 7*l.* per annum, of his cottage as compared with others. The cottages are nearly all the property of different small owners, having been originally erected by "squatters" on common land. Speaking generally, I should say that the holdings were being well cultivated. The land, when it was taken over, was, as I was told, clean but exhausted, and its appearance at the time of my visit indicated that, as a rule, the small holders had been working it assiduously and well. I give in Appendix E. 2 the first report and balance sheet of the Landholders' Court. The tithe on the land is 5*s.* per acre, and the rates at the last levy were 1*s.* 10*d.* in the £.

Appendix E. 2.

Tenure of the holdings. Appendix E. 3.

72. With the object mainly of lessening legal expense the holdings are not actually conveyed to the purchasers but let to them on a lease of 2,000 years. A copy of the lease is given in Appendix E. 3. An advantage claimed for this plan is that in the case of re-sale the transfer of the land is greatly simplified and cheapened.

A small holder at Winterslow.

73. Winterslow, apart from the land occupied by members of the Landholders' Court has long contained many small holdings. One of these, which I went over, formed an excellent example of what a thrifty and industrious man may do without any special advantages beyond his own enterprise and capability. He commenced life as a woodman and hurdle-maker and began to take a little land. He added to his holding bit by bit and at length had sufficient to employ his whole time. He now rents 20 acres in one lot and 4½ acres in another close by. For the latter he pays 10*l.* and tithe and rates in addition, and for the former 25*l.* 10*s.* with rates but no tithe. He only took the 4½ acres a year ago. He has also purchased half an acre of land close to his holding and abutting on the road for which he paid 40*l.* On this he has lately built himself a house at a cost of 130*l.* It is built like most of the houses in the village, of a kind of rough concrete made by digging up the chalk which forms the subsoil, and mixing it with water and a little straw. This, when hardened, makes an admirable material for the walls. The foundations, chimneys, and facings are of brick. The house, which I went over, comprises a sitting-room, kitchen, pantry, dairy, and a lean-to wood-shed on the ground floor, and three bedrooms upstairs. He has also put up two tanks for water. On his 20 acre holding he has erected a substantial cowshed for which he found the labour, the landlord finding materials. The landlord has put up two water tanks which are essential in this high-lying village where water often runs short in dry seasons. The land is rather heavy as there is a layer of clay on the chalk.

He grows oats chiefly and a little wheat, feeding most of the corn to his cows. He has four cows and makes butter, for which he makes an average price of 1*s.* 2*d.* per lb. taking the year through, and he also sells some milk in the village at 1*s.* per gallon. He has five or six pigs and about 40 head of poultry. He is not restricted in any way by his landlords and in 1893 he sold about three tons of hay.

West Wellow small holdings.

74. About 12 miles south of Salisbury, at a place called West Wellow, is a colony of small holdings to which I paid a brief visit. Though it is outside the Salisbury Plain

district, I venture to refer to it shortly as it appears to me to possess features of interest. About 27 years ago a portion of the waste heathland, of which there is a considerable quantity in that neighbourhood, was offered for sale by the owner in small lots of from two to 10 acres, on easy terms of repayment. It was advertised and purchasers were found for about 140 acres. The land lies in a long strip through which a road runs with the holdings on either side. The general aspect of the colony is flourishing, the houses being, as a rule, well built and comfortable. Some of them are obviously superior to the standard of living of a peasant proprietor getting his living from a few acres of ground, and I was informed that they were occupied by persons of independent means. I went over four of the more typical holdings occupied by men who cultivated them commercially. In one case the holding of 5½ acres had been bought 27 years ago, at the time of the first settlement, by the present occupier, who paid 20*l.* per acre for the land. He had built a substantial dwelling-house and had also erected several glass houses in which strawberries and cucumbers chiefly are grown. Fruit and vegetables are largely grown for market, nearly all the land being devoted to this purpose, four or five men being employed. The owner, an elderly but active and hard-working man, had begun as a labourer and stated that he had had a hard struggle for the first seven or eight years. His life now is one of constant work, but he is in a position of independence and is as good an instance as I have met of a successful small owner of land living entirely from his holding. He stated, however, that he was willing to sell if he could get his price. Another of the settlers, whose holding I went over, came from London 10 years ago and bought 3½ acres and built his house. He had been a gardener and intended to grow fruit and vegetables. He had been led into farming mainly by reason of having a connexion of private customers in London to whom he sends butter, eggs, and chickens regularly. He has, therefore, rented an additional 10 acres of grass land which he has taken on a 10½ years' lease as sub-tenant from a man who holds it on a lease of 21 years from the landowner. This is for the most part rough grass land and he is commencing to break it up. He breaks up the turf and takes a crop of potatoes followed by rye or oats, then manures well and lays it down with good seeds. A piece which had been so laid down about five years looked remarkably well. On another piece, broken up in the previous year, there was a capital piece of rye. He keeps 16 cows and 100 head of poultry. He has common rights, like most of the settlers, for his cows, which enable him to keep so large a stock. On the 10-acre piece is an excellent cowshed. I went over another plot of 3½ acres owned by a Londoner who came down 14 years ago and bought it. He keeps four cows. Another settler, whom I saw, now living in a cottage on one of the smaller plots, told me that he came down from London in answer to a very attractively worded advertisement and bought some land, but owing to lack of experience in the management of land he lost money. Another holding of 6 acres, with a capital house, I found occupied by a man and his wife, both of whom had been in domestic service. This was rented for 30*l.* per annum of an non-resident owner who also owns another house and plot of land in the settlement.

75. Many of the plots of land have been sold and resold more than once, and I found only one of the original purchasers now in possession, and he was willing, if not wishing, to sell. This is partly accounted for, I believe, by the fact that after having broken up the land and got it into order, the first owners found that by judiciously selling it they could make a large profit. The land is good, light working, and well suited for fruit and vegetables, growing heavy crops with good management. In some cases hard working, thrifty, and practical men, stimulated by the "magic of ownership," have no doubt made a living and saved money, while increasing the value of their property, but it would be erroneous to suppose that all the owners and occupiers of land in the West Wellow settlement are of this class. I give in Appendix B. 3 figures from the Census Returns which indicate the effect which the settlement has had in increasing the houses and population of the parish. Appendix B. 3.

IX.—*Grievances and suggested Remedies or Palliatives.*

76. It remains now to bring under the notice of the Commission the various specific subjects of complaint, and the suggestions for the alleviation of the depression or the improvement of agricultural conditions which were laid before me in the course of the Classification of subjects.

inquiry. Witnesses differed widely as to their relative importance, but I have ventured to classify them in the following order:—

A. Subjects for legislation—
(*i.*) Affecting agriculturists generally.
(*ii.*) Affecting special classes of agriculturists.

B. Subjects outside legislation.

A.—*Subjects for Legislation.*—(*i.*) *Affecting Agriculturists generally.*

(*a.*) Foreign competition and duties on imported produce.

77. The large majority of witnesses were of opinion that foreign competition is the main cause of the depression, but comparatively few look to the re-imposition of duties on imported produce as a practicable remedy. Many who believe that "protection" in a more or less modified form would be fair and reasonable, distinctly stated that they did not advocate it as it was unattainable. A few farmers stated that protection was neither feasible, nor, if feasible, desirable, but those who take this view are a small minority.

The argument for re-adjustment of customs duties.

78. I cannot do better than quote the following passage from a statement of his views sent me by Mr. E. A. Rawlence, as it fairly expresses the contention of those who advocate what is commonly termed "protection."

"In regard to Free Trade, whatever may be the wisdom of maintaining this policy, it is useless to endeavour to close our eyes to the fact that the serious depreciation in the prices of all home-grown agricultural products is due to the glutting of our markets by the surplus products of our colonies and foreign countries. It must of necessity happen that in some part of the globe there will each year be an abnormally productive crop, and hence a surplus which must be disposed of at any price. As Great Britain is the only country which will take these products without heavy import duties, the natural consequence is that these surplus productions are brought into our markets and must be sold for what they will fetch, this cannot but produce a most depreciating effect on our markets. The strange feature of our fiscal system is that we call ourselves free traders, whilst in reality we are not so, even as to the taxation of imports of the greatest necessity for our daily life both to the rich and poor alike. As, therefore, it is necessary to tax certain imports for the purpose of obtaining revenue, we have strangely elected to tax those imports which we cannot by any means produce ourselves and we permit those products which we can produce to be brought into our markets free of charge. Thus, from the Custom House Returns for the year ending 31st March 1893 as given in Whittaker's Almanack for the current year, it will be seen that we have obtained the following revenue from—

	Duty.
	£
Chicory	61,089
Coffee	177,427
Cocoa and chocolate	106,891
Tea	3,406,225
Currants	100,268
Raisins	191,569
Figs, plums, and prunes	54,270
	£4,097,739

"It can scarcely be disputed that all the items enumerated in the above schedule are absolute necessities of life, as well for the cottager as for the Peer, and almost as necessary as wheat and flour, yet we tax these necessities which we cannot produce to the extent of over 4,000,000*l.* per annum. My contention is that in the name of common sense we should free all these imports which we cannot produce, and obtain the necessary revenue to replace this loss by imposing a tax of 4*s.* per quarter on the 20,000,000 quarters of foreign wheat per annum which we annually require, and thus reimburse the Exchequer, and no one, except those who are blindly wedded to a theory, could contend that the general consumer would be a penny the worse off thereby. If the 4,000,000*l.* thus acquired were allocated for the purpose of relieving local taxation in order to reduce the undue burden in this

direction which land admittedly bears, it is obvious that the agriculturist interest, which after all is the greatest individual interest in the kingdom, would obtain a material help, but so long as there are any votes to be gained by the Free Trade loaf it is hopeless to expect common sense to prevail."

79. One farmer suggested a duty on wheat sufficient to raise the price to 40*s*., the proceeds of the duty to be applied to the provision of "old-age pensions." A duty on wheat.

80. Some witnesses who considered a duty on wheat impracticable advocated a duty on barley imported for malting purposes and also a duty on imported oats. Duties on malting barley and oats.

81. A duty on flour was suggested by some witnesses. A farmer speaking at the Market Lavington public meeting advocated a duty on flour and all manufactured articles. At the meeting of six labourers and small holders held at the same place, this proposal was brought forward, and I took the opinion of each man present upon it. There were three in favour of it and three against. The shutting up of the country mills, which was attributed largely to the increased importation of flour, was the fact which weighed largely with those who advocated this measure At Market Lavington it was stated that a mill had been lately shut up at which 3,000 sacks of wheat per annum used to be ground. Mr. J. E. Rawlence drew attention to the disadvantages attendant on the substitution of imported flour for wheat. He observed that while all other kinds of feeding stuffs are much cheaper, bran and other wheat offals tend to get dearer. He stated that a ton of bran is from 1*l*. to 30*s*. per ton dearer than a ton of wheat which, as he remarked, seems absurd. Duty on flour.

82. In connexion with this subject the following figures given me by a miller at Warminster market are of interest. His point was that an increase of $4\frac{1}{2}d$. per gallon or 56 per cent. in the price of bread would increase the price of wheat 100 per cent., thus— Cost of making bread.

	d.	*d.*	*d.*
Price of bread per gallon		$8\frac{1}{2}$	$12\frac{1}{2}$
Cost of milling and delivery	$\frac{3}{4}$		
Millers' profit	$\frac{1}{4}$		
Cost of baking and delivery	$1\frac{1}{2}$		
Bakers' profit	1		
Total cost of grinding and baking		$3\frac{1}{2}$	$3\frac{1}{2}$
Leaving for price of wheat		$4\frac{1}{2}$	9

83. The Council of the South Wilts Chamber of Agriculture, at the meeting which I attended, resolved, with one dissentient— (*b*.) The appreciation of gold and bi-metallism.

"That the attention of the Legislature be drawn to the appreciation of gold and the depreciation of silver as it affects agriculture."

The subject was not discussed at great length, but three speakers expressed their belief that the continued depression of prices was occasioned, in part at least, by the fall in the gold price of silver.

One or two individual witnesses expressed similar views, Mr. G. F. Gay, of Bathampton, especially, pressing it and stating that he "should like to see bi-metallism tried."

84. The Council of the South Wilts Chamber of Agriculture resolved unanimously "That land bears too great a proportion of local burdens." The unequal incidence of local taxation was complained of by several witnesses, who thought it unfair that the whole burden of rates should fall on real property. It was also urged that agricultural land bears an undue proportion as compared with other real property. Thus, as one farmer witness put it, "a farmer whose income is 100*l*. is assessed on 200*l*., a proportion of assessment to income which is entirely unlike that adopted in the case of any other class in the community." (*c*.) Local taxation.

85. There was no very great complaint of the increase of rates. The general reply on this point was that there had been no great change in the rate in the pound, and that the Probate Duty Grant and local licenses had given very little relief, as the increased expenditure under the county council management had swallowed them up. Of course, in a district where the rateable value of land has so much decreased, it is evident that if the rate in the pound has been stationary, the actual amount raised by The amount of local rates.

Appendix A. 7.

rates must have been less. I give in Appendix A. a statement extracted from the Local Taxation Returns showing the receipts and expenditure in the three chief unions of the district. It will be seen that the total amount of poor rates raised was in 1881, 22,770*l.*, and 1893, 16,891*l.* Working these figures out on the rateable value of the respective unions at the two periods I find that the rate in the pound increased by $\frac{1}{4}d.$ and 5*d.* respectively in two unions, and decreased by 6*d.* in the third.

One witness complained of the heavy expenditure in the county on "red-tapeism," observing that there were too many officials. He considered that the officials, individually, were underpaid, but he thought there were too many of them. The same witness, a man of large experience, considered that the expenditure on poor relief would continue to decrease. As tending in this direction he observed that many of the older labourers joined clubs or friendly societies, which had "smashed up" and left them without provision for sickness or old age, but the younger men, as a rule, belonged to thoroughly sound societies, and had, therefore, made better provision for keeping themselves off the parish.

Grant for main roads.

86. Some dissatisfaction was expressed at the Chamber of Agriculture meeting at the basis on which the grant for main roads was distributed as between urban and rural districts, the former obtaining an unfair share. One speaker urged that a grant ought to be made for "district roads" as well as for "main roads." Several witnesses urged the imposition of a tax similar to the van and wheel tax proposed in the Budget of 1888.

Personal payment of rates.

87. Several witnesses urged that every cottager ought to directly pay his own rates.

Division of rates between owner and occupier.

88. One large farmer suggested that landlords should pay a moiety of the rates. He said, "It is all very well to say the tenant, when he enters, calculates the outgoings "under this head, but in these days many things are rushed upon us, and before a "tenant has the opportunity of determining his tenancy a heavy burden is laid upon "him. Another thing is that guardians might then be indeed 'Guardians of the Poor' "as well as of the ratepayers."

(*d.*) Railway rates and facilities.

89. Many of the witnesses complained that the rates charged by the railway companies for the conveyance of produce and farming requisites were too high, the phrase "exorbitant" being used to describe them in some cases. I was informed that apples and old potatoes are charged 8*s.* 9*d.* per ton in two ton lots from Salisbury to London, which from Dinton and Tisbury, only a short distance further, the rates are for apples 18*s.* 9*d.* per ton, and for potatoes 17*s.* 4*d.* per ton, or 10*s.* 6d. per ton in two ton lots. New potatoes between April 1 and June 30 are charged 17*s.* 4*d.* per ton in any quantity. Complaint was also made of the practice of the railway companies in charging preferential rates on foreign produce. Farmers believed that they were handicapped by the competition of produce coming to Southampton and being conveyed thence to London at rates much lower in proportion than those charged from stations in South Wilts to London.

Light railways or tramways.

90. The insufficiency of the railway facilities of the district was complained of by many witnesses. Many parts of the district are 8, 10, or 12 miles from a railway station. Several witnesses suggested that light railways or steam tramways would be a boon to the district, which, in their opinion, was one in which they might be tried with advantage. A small occupier at Market Lavington, in advocating a steam tramway from thence to Devizes, stated that he had sent a sack (2 cwt.) of potatoes, worth at home, say, 7*s.* 6*d.*, to London, and it had cost 3*s.* 6*d.* for carriage, 2*s.* 6*d.* by rail, and 1*s.* by carrier, in addition to cost of delivery in London. He believed that the prohibitory cost of conveyance did much to prevent vegetables and other produce being sent to London. This opinion was indeed very generally expressed to me, and the feeling against the railway companies and the way in which they exercise their powers is very strong among all classes of agriculturists in the district.

Charge for empty milk churns.

91. Mr. Farmer complained of the change recently made by the railway companies—since the new Railway Rates and Charges Acts came into operation in 1893—in the system of collecting the charges for the conveyance of returned empty milk churns. Formerly they had been charged at the sending end, and the dairy companies buying the milk paid. Now, however, they are charged at the other end, and the farmers have to pay. He observed that it was practically impossible to put this charge of 2*d.* per churn into the contracts of the farmers with the milk vendors. Consequently the farmer was saddled with a new charge by the gratuitous action of the railway companies in upsetting a long-established arrangement.

(*e.*) Nationalization of the land.

92. The acquisition of the rights of all landowners by the State was advocated by three witnesses. One was Mr. S. Saunders, who is himself the owner of 6½ acres of

land, which, as before mentioned, he employs for fruit-growing; another was a man in his employment, and the third was a blacksmith at Winterslow, who had recently purchased an acre of land for 30*l.* on the Landholders' Court Estate.

(*ii.*) *Affecting special classes of Agriculturists.*

(*f.*) Law of landlord and tenant. The Agricultural Holdings Act.

93. Suggestions which were made for the amendment of the Agricultural Holdings Act have already been stated in section VI. of this report (pars. 43–48), to which I beg to refer. The most important points brought forward may be briefly recapitulated :—

(*a.*) The simplification of the procedure of the Act.
(*b.*) Equal right on the part of landlord and tenant to claim.
(*c.*) Delivery of claims on both sides on the same day.
(*d.*) No appeal from the decision of the umpire.
(*e.*) Compensation for corn produced and consumed on the holding.
(*f.*) Compensation for corn fed to horses.
(*g.*) Security for tenants' outlay on tillages.
(*h.*) Allowance for hay at market value.

Proposals (*e*) and (*f*) were objected to by the South Wilts Chamber of Agriculture. Proposals (*a*), (*b*), and (*c*) were made by several witnesses, and (*g*) and (*h*) were made each by one witness.

The law of distress.

94. Two or three witnesses advocated the abolition of the law of distress. This was put very strongly by Mr. Farmer, who stated that the tenant is placed in an unfair position as regards his landlord by means of the power conferred on the latter by the law of distress. He referred especially to the case of a tenant entering a farm with an agreement or understanding that the landlord would carry out certain works. These works are not carried out, and the representations and protests of the tenant are ignored. In such a case, said Mr. Farmer, the tenants' obvious course would be to withhold payment of rent until the agreement was carried out, but if he takes this course he is met at once by a threat to put the law of distress in force, and he is thus left powerless. If the landlord did not possess the power of distraint the tenant would be able to deal with him on equal terms. As to the suggestion that landlords were able, with the protection given them by this law, not to press smaller tenants for rent, Mr. Farmer thought that the tenants would be better without being allowed to run arrears.

The Ground Game Act.

95. On estates where game is strictly preserved, I received some complaints that the tenants' rights under the Ground Game Act were practically in abeyance. The influence of the landlord is directly or indirectly brought to bear, and it is tacitly recognised that if the tenant were to exercise his legal rights his continued occupation of the holding would be rendered precarious. It was observed to me by a large farmer on a large estate, that this is one disadvantage—to set against many considerable advantages—of farming under a landowner of large resources who is able and willing to lose a tenant rather than injure the shooting on the estate. It was admitted, however, that the tenant was, or might be, aware, of this in taking a farm on the estate and that it would affect the amount of rent paid, but his position nevertheless is not satisfactory in this respect.

One witness, a large farmer, urged that landlords ought to be held liable for damage done by game. In one case he suffered damage which he estimated at nearly 200*l.*, and for which he claimed 100*l.* A valuer was called in and the claim of 100*l.* awarded, but the landlord refused to pay, and consequently he threw up the farm. The same witness observed that the right to kill under the Ground Game Act was no good, because as all the covers were in the landlord's hands, it was practically impossible to kill the rabbits in accordance with the Act.

(*g.*) The marking of foreign meat.

96. The suggestion that butchers should be compelled to mark, or describe, all foreign meat sold by them was made by several witnesses. The Council of the South Wilts Chamber of Agriculture unanimously resolved—

> "That all foreign meat and dairy produce should be described and sold as such."

(*h.*) Declaration by brewers of the constituents of beer.

97. Some witnesses proposed that all brewers should be compelled to declare the constituents of the beer manufactured by them, and that a similar obligation should be placed on all sellers of beer to declare the constituents of beer sold by them.

(*i.*) The importation of live cattle.

98. One witness, Mr. G. F. Gay, strongly urged that under no circumstances should live cattle, sheep, or pigs, be landed in this country, except for slaughter, at the port

of landing. He thought that the health of our flocks and herds ought not to be jeopardised for the sake of a few graziers. He pointed out that with an importation of dead meat and healthy home stock, the consumer got low prices, while with the importation of live animals and diseased home stock he got high prices. He thought, therefore, that the interests of the greatest number, *i.e.*, the general body of consumers and the vast majority of stock owners, ought to prevail.

One or two other witnesses referred to the same subject in a similar spirit.

B.—*Subjects outside Legislation.*

(*k.*) Co-operation.

(*i.*) For purchase.

99. Some of the farmers with whom I came in contact were members of the South-western Farmers' Association. This association was established in October 1889, by some of the leading farmers round Salisbury, who were fortunate in securing a manager, Mr. R. T. Nightingale, whose experience and knowledge of the markets were, I was told by members, conducive to the success of the association. The association is registered as a limited liability company, and its object is to buy and distribute, as nearly as possible at cost price, among its members feeding stuffs, artificial manures, and other farm requisites. Its progress is marked by the yearly increase in the amount of business done by it. The total sales for the four complete financial years ending October 31, 1893, were—

	£	*s.*	*d.*
First year - - - -	14,449	6	8
Second year - - - -	21,911	15	0
Third year - - - -	27,767	17	8
Fourth year - - - -	31,273	13	8

The working expenses in the year 1892–93 amounted to 632*l.*, and there was a nett profit of 122*l.*, out of which a dividend of 5 per cent. was paid. The business is conducted strictly on the cash on delivery system, and the aim is to handle the stuff dealt in as little as possible, and to avoid keeping a large stock upon which a fall in the market may mean considerable loss. A small stock of cake, &c. is kept at the associations' stores at Salisbury, but only to supply sudden emergencies. I was told that the association had to encounter considerable opposition at starting more especially from implement manufacturers and agents; as the association offers to supply machines and implements at from 15 to 25 per cent. discount off makers' lists, this opposition was not perhaps unnatural. It was observed to me by members of the association that indirectly it had benefitted non-members also, as its competition tended to keep down the prices of agents and private firms in endeavouring to compete with it.

(2.) For sale. Appendix F.

100. Mr. E. A. Rawlence considers that the influence of the middleman on the market is one of the main causes of the depression. I give in Appendix F. an interesting statement on the subject which he handed to me as expressing his views on this point. It will be observed that it refers to the possibility of co-operation for the purpose of the sale of farm produce. This was thought by one or two other witnesses who referred to the subject to be desirable, but very difficult of practical attainment. Mr. Nightingale, the manager of the South-western Farmers' Association, thought co-operation for sale was not only very desirable, but, with due organisation, quite feasible, especially in regard to milk, cheese, and butter. At present, he remarked, as Mr. Rawlence in his statement also points out, that the producers are practically in the hands of the middleman. He considered that butter and cheese factories on co-operative principles would be a great advantage.

It is worthy of note that a company exists in Salisbury which collects milk from the farmers of the district and sends it to London and other towns. This seems like the needless introduction of another middle profit between the producer and consumer, but I am bound to say that farmers who disposed of all their milk through this channel expressed themselves as quite satisfied. The company not only saves them trouble, but also takes the risk by paying regularly for the milk and collecting from their customers in London and elsewhere. I gathered that prior to its existence many farmers had made bad debts with retailers to whom they had sent their milk, and this would no doubt account for the readiness with which they avail themselves of such an agency. The undertaking was started by private enterprise at Semley, and sold after a few years for 10,000*l.* It has since been greatly extended, and turned into a limited liability company with a capital of 110,000*l.*

101. Two witnesses suggested that more attention might be paid to fruit growing in the district. There has, however, been in recent years a considerable extension in this direction, but it is only in certain parts of the district, especially where the greensand occurs, that fruit cultivation might be expected to give favourable results. (*m.*) More fruit growing.

X.—Conclusion.

102. I have endeavoured, so far as possible, to lay before the Commission every point of material interest which came under my notice in the course of the inquiry, and to refrain from expressing any opinions of my own. I may be allowed to state in conclusion that the general impression conveyed to my mind was that the district has been very hardly hit by the depression, that landlords' incomes have been largely and permanently reduced, that tenants have lost heavily notwithstanding large reductions of rent and considerable reductions of outlay, and that a large number of labourers have been forced to seek work elsewhere. If we could be sure that we have reached the bottom of the depression, I am disposed to think that the conditions are in a fair way to adjust themselves in some measure to the circumstances of the times, and that farmers who have so far weathered the storm might sink their losses with such resignation as they may, and hold on quietly and economically in the faint hope of better times. But with any further fall of prices, or with a series of bad seasons, I cannot see how it is possible for the greater part of the land in the Salisbury Plain District to be farmed even in the most economical fashion. There are thousands of acres which are just on the margin of cultivation under present conditions, and very slight further pressure would inevitably lead to their being turned, as much of the hill land has already been turned, into rough sheep runs of literally "prairie value." General impression.

103. I only desire to add that my short stay in South Wilts was rendered personally agreeable, and my duties as Assistant Commissioner greatly lightened, by the kindness and hospitality which I received from many of those with whom I had the pleasure of being brought in contact. Reception.

I have, &c.
(Signed) R. HENRY REW,
Assistant Commissioner.

APPENDICES.

APPENDIX A.

General Statistics of District.

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1. Table showing area under each kind of crop and number of live stock - - - - -
2. Table showing produce per acre of the principal crops - - - - - -
3. Table of monthly rainfall at different stations in Salisbury Plain District - - -
4. Rateable value in 1881 and 1893 of parishes in district - - - - - -
5. No. of inhabited houses and population in each parish in 1871, 1881, and 1891 respectively -
6. Table showing the number of persons engaged in agriculture in the county of Wilts in 1871, 1881, and 1891 - - - - - - - -
7. Statement showing receipts and expenditure in Poor Law Unions of Warminster, Amesbury, and Wilton in 1881 and 1893 - - - - - - - - - -

APPENDIX B.

Statistics affecting particular Localities of District.

1. Number and extent of allotments on Lord Pembroke's estate - - - - - -
2. Number and extent of small holdings on Lord Pembroke's estate - - - -
3. Number of houses and population in West Wellow in 1861, 1871, 1881, and 1891 respectivley -

APPENDIX C.

Evidence as to Financial Situation.

1. Statement showing for each of the years 1854–93 the acreage, yield and price of wheat, barley, and oats, and the price of wool and sheep on a farm in South Wilts - - - -
2. Outgoings per acre on a farm in South Wilts for each of the years 1854–93 - - -
3. Comparative statement showing rentals in 1881 and 1894 of some farms in South Wilts - -
4. Cash account of a farm in South Wilts for the year ending Michaelmas 1893 - -
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APPENDIX D.

Agreements for letting Farms.

1. Copy of agreement on a large estate in South Wilts - - - - -
2. Extract from the agreement for a glebe farm in South Wilts - - -

APPENDIX E.

Documents relating to small Holdings at Winterslow.

1. Memorandum and articles of association of the Landholders' Court - - - -
2. Report of the Directors and annual statement of accounts of the Landholders' Court -
3. Copy of lease for 2,000 years for small holdings - - - - - - -

APPENDIX F.

Other Documentary Evidence.

1. Statement by Mr. E. A. Rawlence on the influence of the middleman on the market -

APPENDIX A. 1.

TABLE showing the AREA under each kind of CROP, and the NUMBER of LIVE STOCK in the COUNTY of WILTS in the Years 1881 and 1893; and in a part of SOUTH WILTS in the Years 1891, 1892, 1893.

	County of Wilts.		Part of South Wilts.* (85 Parishes.) [Supplied by the Board of Agriculture.]		
	1881.	1893	1891.	1892.	1893.
TOTAL CULTIVATED AREA	Acres. 757,402	Acres. 758,244	Acres. 170,420	Acres. 169,058	Acres. 168,708
CORN CROPS.					
Wheat	81,155	59,082	16,323	16,092	14,602
Barley or bere	62,760	47,498	14,707	14,448	15,037
Oats	42,471	47,829	13,036	11,948	12,459
Rye	1,709	3,782	560	568	1,496
Beans	9,319	4,292	1,109	769	583
Peas	5,951	2,876	482	445	555
Total Corn Crops	203,365	165,359	46,217	44,270	44,732
GREEN CROPS.					
Potatoes	3,325	2,497	407	349	294
Turnips and swedes	58,157	51,242	17,112	16,792	15,820
Mangold	4,777	6,691	1,804	1,928	1,847
Cabbage, kohl-rabi, and rape	10,322	10,045	4,068	3,959	3,448
Vetches and other green crops, except clover or grass	23,106	18,685	6,871	6,093	5,369
Total green crops	99,687	89,160	30,262	29,121	26,778
CLOVER, sainfoin, and grasses under rotation	76,279	76,189	21,422	22,136	21,905
PERMANENT PASTURE or grass not broken up in rotation (exclusive of heath or mountain land).	355,925	415,511	70,845	69,961	72,948
FLAX	12	4	—	—	—
SMALL FRUIT	—	298	55	50	44
BARE FALLOW or uncropped arable land	22,134	11,723	1,618	3,518	3,301
Orchards	—	3,485	1,103	1,063	1,075
Market gardens	—	362	67	59	48
Nursery gardens	—	73	65	35	37
Mountain or heath land	—	2,133	655	1,820	1,944
HORSES (including ponies) as returned by Occupiers of Land.	No.	No.	No.	No.	No.
Used solely for the purposes of agriculture	19,001	19,076	4,319	4,227	4,151
Unbroken horses and mares kept solely for breeding	4,314	4,699	737	763	754
Total horses	23,315	23,775	5,056	4,990	4,905
CATTLE.					
Cows and heifers in milk or in calf	48,208	59,506	11,086	11,202	10,777
Other cattle:—					
Two years of age and above	14,094	16,846	1,523	1,766	1,879
Under two years of age	24,687	29,823	5,102	4,790	3,840
Total cattle	86,989	106,175	17,711	17,758	16,496
SHEEP.					
One year old and above	363,891	348,726	105,857	108,444	99,225
Under one year old	239,452	238,024	74,983	74,193	67,548
Total sheep	603,343	586,750	180,840	182,637	166,773
PIGS	51,805	56,260	13,910	10,433	9,544

* The district to which these figures refer is the part of South Wilts comprised in the "Southampton Collection" of the Inland Revenue. It includes the following parishes:—Alderbury, Allington, Alvediston, Ansty, Barford St. Martin, Baverstock, Berwick St. John, Berwick St. Leonard, Bishopstone, Boscombe, Bowerchalk, Bramshaw, Britford, Broadchalk, Burcombe, Chickdale, Chilmark, Clarendon, Compton Chamberlain, Combe Bissett, Damerham, Dinton, Donhead St. Andrew, Donhead St. Mary, Downton, Durnford, East Grinstead, Ellesbourne Wake, Fisherton Anger, Fonthill Bishop, Fonthill Gifford, Fovant, Fugglestone St. Peter, Fyfield Bavant, Groveley, Hendon, Homington, Idmiston, Knoyle East, Knoyle West, Landford, Laverstock, Ludgershall, Martin, Mere, Milford, Netherhampton, Newton Toney, Nomansland, North Tedworth, Nunton-cum-Bodeham, Odstock, Pitton and Furley, Plaitford, Sedgehill, Semley, South Newton, Strandlynch, Stourton, Stapleford, Stratford Toney, Stratford Sub-Castle, Sutton Mandeville, Swallowcliffe, Teffont Evias, Teffont Magna, The Close, Tisbury East, Tisbury West, Tollard Royal, Wardour, West Cholderton, West Dean, West Grinstead, West Harnham, West Wellow, Whiteparish, Whitsbury, Wilton, Winterborne Dantsey, Winterborne Earls, Winterborne Gunner, Winterslow, Wishford, Woodford.

APPENDIX A 2.

APPENDIX showing the ACREAGE and ESTIMATED YIELD of the PRINCIPAL CROPS in part of SOUTH WILTS* in the YEARS 1891, 1892, and 1833. (Supplied by the Board of Agriculture.)

Year.	Wheat.		Barley.		Oats.		Beans.		Peas.	
	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.
		Bushels.		Bushels.		Bushels.		Bushels.		Bushels.
1891	16,323	478,832¾	14,707½	495,880	13,036¼	534,059¼	1,109	31,463	482	13,652
1892	16,092	450,560¾	14,448	530,778½	11,948⅓	462,885	769	17,606	445¼	10,152
1893	14,602¼	383,237	15,037¼	352,353½	12,459⅓	370,821⅓	583½	7,504	555¼	4,821

Year.	Potatoes.		Turnips and Swedes.		Mangold.		Hay.			
							Clover, Sainfoin, Rye Grass, and other Rotation Grasses.		Permanent Grass.	
	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.	Acres.	Estimated Yield.
		Bushels.		Bushels.		Bushels.		Cwt.		Cwt.
1891	407⅓	3,082¼	17,111½	233,889	1,804	40,192	16,460	433,573½	17,276¼	359,280¾
1892	349½	2,367	16,791½	178,753⅓	1,928¼	37,772	15,218¾	170,437¼	16,831⅓	189,706¼
1893	294	1,988	15,820	172,090¼	1,846¾	17,302	14,823⅓	114,692	15,953¼	151,153¼

* *See* footnote to Appendix A 1.

APPENDIX A. 3.

TABLE showing MONTHLY RAINFALL at different Stations in SALISBURY PLAIN DISTRICT in 1893, with AVERAGE RAINFALL for WILTS in 1893 and in previous 10 years. (*See* para. 18.)

Station.	January.	February.	March.	April.	May.	June.	July.	August.	September.	October.	November.	December.	Total.
	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.
Market Lavington	2·15	3·82	0·53	0·00	1·33	3·35	4·66	2·00	1·50	3·23	2·26	3·01	27·84
Warminster	2·65	5·00	0·52	0·12	1·32	1·59	3·90	1·64	1·82	3·26	2·39	3·38	27·59
Rye Hill	2·85	4·93	0·73	0·07	1·50	1·32	4·05	1·81	2·30	4·34	2·36	3·68	29·94
Mere Down	2·39	4·34	0·66	0·21	1·51	1·02	5·09	2·04	2·31	3·41	2·53	3·73	29·24
Chitterne	1·76	4·00	0·40	0·08	1·18	0·65	3·91	2·24	1·24	3·46	1·90	3·22	24·04
Wilton	2·06	4·28	0·58	0·10	1·16	1·05	3·37	1·24	1·73	3·63	1·90	4·33	—
Britford	1·77	3·94	0·76	0·08	—	1·02	3·55	1·01	1·81	4·46	2·14	—	—
Alderbury	1·59	3·66	0·57	0·10	0·90	0·69	3·06	0·70	1·89	4·19	1·96	3·79	23·10
Winterslow	1·78	3·81	0·56	0·13	1·03	1·03	3·69	1·26	1·64	3·24	2·00	1·92	22·09
Amesbury	—	—	—	0·03	—	0·88	3·03	1·24	1·42	2·89	1·61	2·47	—
Figheldean	1·65	3·35	0·34	0·00	0·98	0·99	3·86	1·39	—	3·20	2·16	3·27	—
Average for Salisbury Plain (1893).	2·18	4·21	0·52	0·07	1·20	1·26	3·88	1·47	1·79	3·91	2·19	3·42	26·13
Average for Wilts (1893)	2·16	4·06	0·48	0·08	1·23	1·35	3·94	1·53	1·80	3·69	2·25	3·15	25·72
Ditto, previous 10 years	2·80	1·64	2·01	1·94	2·23	1·46	1·59	3·30	3·03	3·68	3·20	2·58	29·46

APPENDIX A. 4.

RATEABLE VALUE in 1881 and 1893 respectively of each RURAL PARISH in SALISBURY PLAIN DISTRICT.
(*See* para. 21.)

Parish or other separate contributory Place.	Union.	1881.	1893.
		£	£
Chirton	Devizes*	2,591	1,681
Erlestoke	„	2,429	2,006
Great Cheverell	„	2,735	2,316
Little Cheverell	„	1,408	1,232
Market Lavington	„	5,371	5,245
Urchfont	„	9,067	7,379
West Lavington	„	8,678	5,232
Amesbury	Amesbury	6,375	4,487
Allington	„	1,177	827
Boscombe	„	1,668	1,124
Bulford	„	2,348	1,617
Cholderton	„	1,305	827
Durnford	„	4,028	2,222
Durrington	„	2,718	1,708
Figheldean	„	4,802	2,772
Idmiston	„	5,274	4,062
Maddington	„	3,698	1,993
Milston	„	1,486	969
Newton-Toney	„	2,917	2,475
Orcheston St. George	„	2,105	1,240
Orcheston St. Mary	„	1,435	857
Rolleston	„	645	331
Threwton	„	2,652	1,644
Tilshead	„	3,140	1,992
Wilsford and Lake	„	1,364	1,194
Winterbourne Dauntsey	„	1,261	921
Winterbourne Earls	„	2,116	1,549
Winterbourne Gunner	„	1,496	1,143
Winterbourne Stoke	„	2,427	1,611
Woodford	„	3,160	2,010
Barford St. Martin	Wilton	5,385	5,118
Baverstock	„	1,740	1,146
Berwick St. James	„	2,317	1,516
Burcombe	„	2,414	2,905
Compton Chamberlayne	„	2,465	1,930
Dinton	Wilton	4,513	3,941
Fisherton Delamere	„	2,798	2,290
Fovant	„	3,328	2,733
Fugglestone St. Peter	„	7,403	7,880
Great Wishford	„	2,486	2,318
Little Langford	„	1,076	876
Netherhampton	„	1,380	1,056
South Newton	„	5,769	3,480
Stapleford	„	2,408	1,685
Steeple Langford	„	4,386	3,040
Wylye	„	3,471	2,568
Groveley Wood	„	738	672
Bishopstrow	Warminster	1,909	1,633
Boyton	„	3,542	2,812
Brixton Deverell	„	1,857	1,190
Chitterne All Saints	„	3,102	1,604
Chitterne St. Mary	„	1,177	653
Codford St. Mary	„	2,032	1,259
Codford St. Peter	„	2,975	2,324
Corsley	„	5,287	5,175
Heytesbury	„	5,521	4,344
Hill Deverell	„	1,978	1,251
Horningsham	„	3,486	4,217
Imber	„	2,531	1,552
Knooke	„	1,284	673
Longbridge Deverell	„	5,677	3,882
Norton Bavant	„	3,017	1,853
Sherrington	„	1,431	1,066
Stockton	„	2,305	1,900
Sutton Veney	„	4,574	4,148
Upton Lovell	„	2,107	1,755
Upton Scudamore	„	3,819	2,719
		205,564	155,830

* The figures for Devizes Union are 1883 and 1893.

APPENDIX A. 5.

NUMBER of INHABITED HOUSES, FAMILIES, and POPULATION in each PARISH of the SALISBURY PLAIN DISTRICT for the Years 1871, 1881, and 1891.

[From the Census Returns.] (*See* para. 37.)

—	1871.			1881.			1891.		
	Inhabited Houses.	Families or separate Occupiers.	Population.	Inhabited Houses.	Families or separate Occupiers.	Population.	Inhabited Houses.	Families or separate Occupiers.	Population.
Devizes Union:—									
Chirton	93	97	357	86	86	340	76	77	314
Earl-Stoke	69	74	343	68	68	271	63	63	260
Cheverell, Great	121	134	539	94	102	402	90	91	370
Cheverell, Little	46	48	203	53	54	222	47	48	195
Market Lavington	369	386	1,563	334	343	1,406	339	341	1,406
Urchfont	343	357	1,427	300	330	1,197	285	298	1,133
West Lavington	348	369	1,475	340	349	1,406	269	269	1,088
Amesbury Union:—									
Amesbury	236	273	1,169	226	266	1,127	220	230	981
Allington	20	25	93	19	19	84	19	19	70
Boscombe	32	32	132	28	29	115	24	24	113
Bulford	84	89	343	81	83	346	73	74	341
Cholderton	34	44	161	37	37	164	34	34	175
Durnford	108	127	515	99	115	449	89	89	380
Durrington	102	103	420	92	94	392	90	91	393
Figheldean	102	103	456	104	108	464	97	100	472
Idmiston	118	138	535	123	145	583	98	100	457
Maddington	101	101	399	93	99	402	82	82	343
Milston	25	26	133	24	28	155	25	25	154
Newton-Toney	67	76	343	68	70	333	63	63	292
Orcheston St. George	52	52	235	43	48	193	41	41	181
Orcheston St. Mary	42	42	172	39	44	163	35	35	145
Rollstone	10	10	47	9	9	32	8	8	28
Shrewton	172	172	757	174	177	677	148	148	548
Tilshead	106	106	467	106	106	473	93	94	393
Wilsford	31	31	162	26	30	161	36	36	197
Winterbourne-Dauntsey	40	44	164	41	45	158	40	40	186
Winterbourne-Earls	64	75	287	58	64	241	60	62	237
Winterbourne-Gunner	30	35	147	33	35	171	33	33	166
Winterbourne-Stoke	66	69	293	61	61	299	60	60	249
Woodford	113	122	533	96	96	441	98	99	427
Wilton Union:—									
Barford St. Martin	126	140	532	110	121	468	114	117	514
Baverstock	26	28	129	26	29	122	17	17	64
Berwick St. James	50	50	244	41	48	189	44	44	191
Burcombe	79	83	315	72	79	313	84	84	330
Compton Chamberlayne	72	78	328	61	67	298	62	63	272
Dinton	106	110	496	100	118	457	97	105	413
Fisherton-de-la-mere	66	66	324	63	69	295	56	56	291
Fovant	134	142	598	126	128	559	116	116	506
Fugglestone St. Peter	208	212	947	231	248	1,023	239	240	1,060
Great Wishford	85	93	381	83	84	358	81	81	335
Groveley Wood	10	10	50	11	11	48	11	11	60
Little Langford	15	15	67	15	15	82	15	15	62
Netherhampton	31	31	168	35	36	185	33	34	163
South Newton	126	127	768	117	128	675	100	100	546
Stapleford	62	62	241	54	64	228	58	59	250
Steeple Langford	128	157	589	124	128	523	112	112	467
Wylye	126	126	512	106	115	487	99	100	414
Warminster Union:—									
Bishopstrow	52	54	243	54	64	245	59	59	270
Boyton	86	86	356	77	87	303	76	76	291
Brixton-Deverell	51	51	227	41	41	162	31	31	112
Chitterne All Saints	106	107	480	97	100	431	103	104	428
Chitterne St. Mary	49	55	230	41	42	198	39	39	154
Codford St. Mary	89	105	349	77	97	340	77	71	322
Codford St. Peter	71	77	326	68	75	319	68	69	260
Corsley	283	296	1,196	266	273	1,019	236	237	926
Heytesbury	239	252	1,094	220	234	928	187	188	826
Hill Deverell	28	29	126	28	28	136	23	24	111
Horningsham	227	253	934	213	217	813	221	229	862
Imber	81	81	344	78	86	339	75	75	292
Knook	41	41	176	35	41	163	27	27	106
Longbridge-Deverell	282	282	1,190	231	242	914	204	206	730
Norton-Bavant	58	66	284	51	54	264	41	38	163
Sherrington	49	49	186	40	44	157	44	44	154
Stockton	66	66	264	50	63	235	53	53	251
Sutton-Veney	196	202	881	177	178	715	174	181	723
Upton-Lovell	55	55	225	48	55	207	52	53	233
Upton-Scudamore	77	75	363	68	68	312	62	63	256
Warminster	1,265	1,348	5,786	1,227	1,276	5,640	1,253	1,246	5,563
Total	8,045	8,520	35,819	7,517	7,893	33,017	7,178	7,241	30,615

APPENDIX A. 6.

TABLE showing the NUMBER of PERSONS engaged in AGRICULTURE in the COUNTY of WILTS in 1871, 1881, and 1891 respectively.

[From the Census Returns.] (*See* para. 56.)

Occupation.	1871.			1881.			1891.		
	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.
In Fields and Pastures:—	No.	No.	No.	No.	No.	No.	No.	No.	No.
Farmer, grazier	2,977	275	3,252	2,809	202	3,011	3,060	215	3,275
Farmer's, grazier's, son, grandson, brother, nephew.	993	—	993	962	—	962	923	—	923
Farm bailiff	270	—	270	378	—	378	326	—	326
Agricultural labourer, farm servant	24,366	3,885	28,251	21,611	1,884	23,495	17,615	762	18,377
Shepherd	1,385	—	1,385	1,277	—	1,277	1,231	—	1,231
Horsekeeper, horseman, teamster, carter.	—	—	—	—	—	—	1,285	—	1,285
Agricultural machine proprietor, attendant.	50	—	50	131	1	132	134	—	134
Others engaged in or connected with agriculture.	12	1	13	36	1	37	16	1	17
In Woods:—									
Woodman	307	—	307	318	—	318	331	—	331
In Gardens:—									
Gardener, nurseryman, seedsman	1,620	25	1,645	1,495	26	1,521	2,299	47	2,346
About Animals:—									
Cattle, sheep, pig-dealer, salesman	79	—	79	80	—	80	63	1	64
Drover	31	—	31	27		27	23	—	23
Gamekeeper	304	—	304	284	—	284	346	—	346
Dog, bird, animal-keeper, dealer	—	1	1	22	3	25	13	3	16
Knacker, catsmeat dealer, vermin destroyer.	—	—	—	—	—	—	7	—	7
Vermin destroyer	12	—	12	10	—	10	—	—	—

APPENDIX A. 7.

STATEMENT showing RECEIPTS and EXPENDITURE of the POOR LAW UNIONS of WARMINSTER, AMESBURY, and WILTON in the Years 1881 and 1893 respectively.

[From the Local Taxation Returns.] (*See* para. 85.)

	Warminster.		Amesbury.		Wilton.	
	1881.	1893.	1881.	1893.	1881.	1893.
RECEIPTS from—	£	£	£	£	£	£
Poor rates	8,985	7,535	5,427	4,086	8,358	5,270
Treasury subventions	606	—	305	—	479	—
County and borough councils out of Exchequer contribution accounts.	—	1,524	—	899	—	1,284
Other receipts	279	270	55	47	143	171
Total	9,873	9,329	5,787	5,032	8,980	6,725
EXPENDITURE (for relief to the poor and purposes connected therewith):—						
In-maintenance	867	583	573	371	885	824
Out-relief	3,271	2,591	1,230	1,025	2,370	964
Maintenance of lunatics in asylums or licensed houses.	625	734	312	436	659	649
Workhouse or other loans repaid, and interest thereon.	—	—	91	—	30	30
Salaries, remuneration, rations, and superannuation allowances of officers, assistamts, and servants.	1,119	1,101	715	612	984	955
Other expenses of, or immediately connected with, relief.	378	286	241	119	290	405
Total relief to the poor	6,260	5,295	3,162	2,563	5,218	3,797

STATEMENT showing RECEIPTS and EXPENDITURE, &c.—*cont.*

	Warminster.		Amesbury.		Wilton.	
	1881.	1893.	1881.	1893.	1881.	1893.
	£	£	£	£	£	£
For purposes unconnected with relief to the poor :—						
Payments for or towards the county, borough, or police rate.	2,117	2,592	1,687	1,504	1,944	2,474
Payments by overseers :—						
To highway boards or to rural sanitary authorities in respect of highways.	1,443	1,174	—	427	1,413	18
To burial boards	—	—	—	—	—	13
To rural sanitary authorities	98	84	1,162	72	—	—
To school boards	—	—	—	—	—	—
For school attendance committee expenses	81	86	52	90	68	118
Payments on account of the Registration of Births, &c. Act.	65	60	43	41	53	50
Vaccination fees and expenses	48	36	34	20	47	38
Expenses allowed in respect of registration, and cost of jury lists.	21	54	33	40	52	52
School fees for non-pauper children	3	—	—	—	—	—
Other expenses unconnected with relief to the poor	316	24	12	—	40	—
Cost of legal proceedings (parochial and union)	9	50	—	—	1	—
Payments under Union Assessment Committee Acts and other assessment expenses.	41	42	15	20	20	20
Salaries, poundage, and superannuation allowances of parochial officers, and other expenditure not included under other heads.	—	358	—	132	—	219
Total	10,502	9,855	6,200	4,909	8,856	6,799
Medical relief	506	491	221	161	488	354
Rateable value	83,322	69,075	65,642	39,678	79,327	65,347
Poor rate in the pound (*calculated*)	2*s.* 2*d.*	2*s.* 2¼*d.*	1*s.* 7¾*d.*	2*s.* 0¾*d.*	2*s.* 1¼*d.*	1*s.* 7¼*d.*

APPENDIX B. 1.

NUMBER and EXTENT of ALLOTMENTS on the EARL of PEMBROKE'S ESTATE in SOUTH WILTS. (*See* para. 55.)

Parish	Area.	No. of Tenants.
	A. R. P.	
Barford St. Martin	8 1 35	74
Burcombe	2 3 35	24
Broad Chalke	6 3 19	55
Bower Chalke	7 0 0	56
Chilmark	8 3 24	71
Dinton	3 3 6	30
Ebbesbourne	5 2 14	42
Fovant	13 3 23	86
Fugglestone and Wilton	33 0 1	307
Harnham	1 1 15	10
Swallowcliff	6 0 11	48
Stanton St. Bernard	7 1 29	59
South Newton	6 0 0	32
Teffont	2 1 0	18
Wishford	1 2 32	50
Wylye	1 2 15	13
	116 3 19	975

APPENDIX B. 2.

STATEMENT of the EXTENT and NUMBER of SMALL HOLDINGS on the EARL of PEMBROKE'S ESTATE in SOUTH WILTS. (*See* para. 67.)

Parish.	Area.			No. of Tenants.
	A.	R.	P.	
Barford St. Martin	6	3	26	5
Burcombe	0	1	31	2
Broad Chalke	11	0	12	8
Bower Chalke	17	1	33	5
Chilmark	19	1	33	4
Dinton	15	0	10	4
Ebbesbourne	2	2	0	3
Fovant	25	3	36	7
Fugglestone and Wilton	19	3	0	15
Netherhampton	3	1	1	1
Swallowcliff	9	3	27	5
Stanton St. Bernard	32	0	8	9
South Newton	8	3	5	4
Teffont	4	2	1	2
Wishford	1	0	1	2
	178	0	24	76

APPENDIX B. 3.

NUMBER of INHABITED HOUSES, FAMILIES, or SEPARATE OCCUPIERS, and POPULATION in WEST WILLOW in 1861, 1871, 1881, and 1891 respectively.

[From the Census Returns.] (*See* para. 75.)

——	1861.	1871.	1881.	1891.
Number of inhabited houses	103	137	129	145
Families or separate occupiers	—	150	140	146
Population	408	610	575	631

APPENDIX C. 1.

STATEMENT showing for each of the Years 1854–93 the Acreage sown, the Yield per Acre, and the Price of WHEAT, BARLEY, and OATS respectively; the Price of WOOL and the Price of SHEEP on a FARM in SOUTH WILTS. (*See* para. 14.)

Year.	Wheat.			Barley.			Oats.			Wool.	Prices of Sheep sold.
	Acres sown.	Yield per Acre.	Price per Qr.	Acres sown.	Yield per Acre.	Price per Qr.	Acres sown.	Yield per Acre.	Price per Qr.	Price per lb.	
	No.	qrs. bush.	*s. d.*	No.	qrs. bush.	*s. d.*	No.	qrs. bush.	*s. d.*	*s. d.*	
1854	96	4 5½	72 0	123	4 2½	33 6	20	5 1	—	1 2	Ewes, 31*s.* Lambs, 21*s.*
1855	98	3 3	68 4	109	5 0½	39 3	55	5 2	27 9	1 4½	Ewes, 31*s.* 6*d.* Lambs, 26*s.*
1856	98	3 6½	58 8	90	4 7	44 9	24	9 4	—	1 6	Ewes, 39*s.* 6*d.* Lambs, 30*s.* 6*d.*
1857	101	4 0	67 8	86	5 2½	37 2	40	8 1	25 5	1 3	Ewes, 37*s.* 9*d.* Lambs, 29*s.* 9*d.*
1858	109	4 6½	45 8	97	5 4	34 8	30	5 4	—	1 6	Ewes, 39*s.* Lambs, 32*s.* 6*d.*
1859	80	4 2	53 6	95	4 4	39 1	51	7 0	—	1 7½	Ewes, 40*s.* 9*d.* Lambs, 31*s* 6*d.*
1860	81	3 4	51 0	110	5 6	37 6	41	8 2	26 0	1 5½	Ewes, 36*s.* Lambs, 32*s.* 9*d.*
1861	106	4 2	57 4	92	5 7	37 8	57	6 6	25 0	1 6	Ewes, 37*s.* 6*d.* Lambs. 26*s.*
1862	111	4 0	55 6	107	4 4	39 8	48	7 5	26 0	1 9	Ewes, 40*s.* Lambs, 32*s.*
1863	118	6 3	39 7	115	6 0	29 3	22	7 4	—	2 0	Ewes, 42*s.*

STATEMENT showing for each of the Years 1854–93 the Acreage sown, &c.—*cont.*

Year.	Wheat.			Barley.			Oats.			Wool.	Prices of Sheep sold.
	Acres sown.	Yield per Acre.	Price per Qr.	Acres sown.	Yield per Acre.	Price per Qr.	Acres sown.	Yield per Acre.	Price per Qr.	Price per lb.	
	No.	qrs. bush.	*s. d.*	No.	qrs. bush.	*s. d.*	No.	qrs. bush.	*s. d.*	*s. d.*	
1864	129	4 7	40 4	105	6 0	33 3	60	—	—	1 9½	Tegs, 46*s.* „ 56*s.*
1865	120	3 7	49 0	96	4 5	40 6	Few grown; none sold			—	Ewes, 53*s.* Lambs, 48*s.*
1866	100	3 5	63 6	124	5 0	49 0	70	Few sold	26 0	—	Ewes, 47*s.* 6*d.* Lambs, 37*s.*
1867	143	3 5	66 8	110	4 5	40 1	44	—	—	3 yrs. 1 4	Ewes, 28*s.* Lambs, 28*s.* „ 38*s.* „ 10*s.*
1868	200	4 2	47 9	170	5 2	48 5	—	—	—	1 1½	Ewes, 28*s.* Lambs, 39*s.* Wether, 45*s.*
1869	225	3 4	44 0	150	4 5	41 6	—	Few sold	22 0	1 1	Wether sheep, 41*s.* Ewes, 34*s.* 6*d.* Lambs, 29*s.*
1870	178	3 1	55 5	175	5 0	40 10	65	5 2	—	1 6	Tegs, 45*s.* Ewes, 54*s.* 6*d.* „ 48*s.* Lambs, 56*s.* „ 47*s.*
1871	151	3 3	57 5	202	4 0	34 5	95	6 3	—	—	Ewes, 68*s.* Lambs, 53*s.*
1872	213	3 7	57 2	194	5 3	45 0	81	7 6	27 0	2 yrs. 1 10	Ewes, 58*s.* Lambs, 47*s.* 6*d.* „ 36*s.*
1873	203	3 4	59 0	175	6 2	47 8	66	6 0	—	1 6½	Ewes 46*s.* Lambs, 34*s.* 6*d.*
1874	200	5 4	46 4	151	5 4	43 5	87	6 0	33 0	1 6	Ewes, 58*s.* „ 55*s.* Lambs, 49*s.* „ 41*s.*
1875	167	3 3	45 3	175	4 1	32 8½	85	6 3	26 0	1 3	Ewes, 55*s.* 4*d.* Lambs, 45*s.* 3*d.*
1876	199	4 0	52 0	137	5 0	39 9	97	5 1	26 6	1 5½	Ewes, 49*s.* „ 65*s.* Lambs, 52*s.* „ 45*s.*
1877	147	2 6	50 4	140	4 4	41 5	136	—	—	—	Ewes, 61*s.* Lambs, 42*s.*
1878	170	3 7	42 4	161	4 4	33 4	109	7 5	23 8	—	Lambs, 50*s.* „ 40*s.* Ewes, 51*s.* Lambs, 36*s.*
1879	159	3 0	42 1	153	3 1	27 5	119	8 0	24 0	1 3	Ewes, 55*s.* 6*d.* Lambs, 47*s.*
1880	130	4 4	45 3	156	4 3	32 10½	116	7 3	—	—	Ewes, 58*s.* „ 53*s.* Lambs, 47*s.*
1881	149	3 6	45 0	116	4 6	27 0	116	6 5	23 0	1 2½	Lambs, 39*s.* Ewes, 75*s.* Lambs, 55*s.*
1882	171	3 7	44 0	118	3 5	25 6	117	7 3	23 0	—	Fat ewes, 84*s.* Cut tegs, 56*s.* Ewes, 75*s.* Lambs, 55*s.*
1883	181	4 0	37 8	105	5 0	27 7½	105	7 1	22 0	3 yrs. 11*d.* 2 yrs. 1*s.*	Fat ewes, 76*s.* Ewes, 55*s.* Lambs, 39*s.* 6*d.*
1884	176	4 4	32 3	112	5 2	30 0	87	6 2	—	—	Fat ewes, 62*s.* Cut tegs, 48*s.*
1885	119	4 3	33 0	118	4 5	29 9	102	8 0	20 0	1 yr. 10½*d.* 1 yr. 11*d.*	Ewes, 45*s.* Lambs, 35*s.* 6*d.* „ 18*s.*
1886	97	5 2	34 10	130	5 1	25 3	127	7 3	20 0	1 0	Fat ewes, 55*s.* Ewes, 41*s.* Lambs, 38*s.* „ 26*s.*
1887	145	4 7	32 4	101	4 4	34 6	82	6 0	17 0	0 9½	Ewes, 45*s.* Culls, 38*s.* Lambs, 46*s.* Culls, 38*s.*
1888	150	3 4	30 0	100	5 0	25 6	100	5 7	21 2	0 11½	Ewes, 55*s.* 6*d.* Lambs, 47*s.*
1889	149	4 0	33 8	138	4 0	27 1	—	Very light crop.	—	0 10½	Ewes, 54*s.* Lambs, 47*s.* „ 38*s.*
1890	134	4 1	35 6	124	3 2	24 0	117	7 0	—	Lamb, 9½*d.* „ 8¾*d.* Ewes, 11*d.*	Ewes, 49*s.* Lambs, 42*s.* 3*d.*
1891	127	4 5	28 0	61	4 2	28 1½	—	—	—	0 9½	Ewes, 37*s.* Lambs, 29*s.*
1892	137	3 6	29 2	65	4 4	31 5	—	—	—	Ewes, 9½*d.* Lambs, 7½*d.*	Fat ewes, 47*s.* Ewes, 43*s.* Lambs, 34*s.* 6*d.*
1893	108	3 1	26 10	—	Under 3 0	26 7	Too bad to average.				

APPENDIX C. 2

OUTGOINGS per ACRE for (1) RENT, RATES, and TAXES, (2) LABOUR, (3) SEEDS and FEEDING STUFFS, and (4) MANURES on a FARM in SOUTH WILTS for each of the Years 1854–93. (*See* para. 15.)

Year.	Rent, Rates, and Taxes.			Labour.			Seeds, Corn, and Cake Bills.			Manures.			Year.	Rent, Rates, and Taxes.			Labour.			Seeds, Corn, and Cake Bills.			Manures.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
1854	1	1	2	0	19	3½	0	10	1	0	8	5¼	1874	1	5	8¼	1	8	10¾	1	10	0¼	0	6	8¾
1855	1	5	3½	1	0	3	0	7	7½	0	4	3	1875	1	6	1	1	7	9¾	1	10	0	0	6	4¾
1856	1	7	5½	1	2	6¾	0	6	3	0	4	4½	1876	1	7	0	1	8	9¾	1	5	9½	0	7	1¼
1857	1	5	10¼	1	1	2¾	0	6	1¾	0	4	11¼	1877	1	7	6	1	9	2¾	1	9	0	0	7	10¾
1858	1	7	4½	1	1	2½	0	9	9¾	0	5	2	1878	1	3	10	1	7	6½	0	14	2	0	4	8¾
1859	1	5	8¼	1	2	1¾	0	11	2½	0	4	10¼	1879	0	17	9¾	1	5	8½	0	16	2¼	0	2	1¾
1860	1	9	7½	1	4	4	0	15	10	0	5	6¼	1880	1	1	10	1	5	7¾	0	16	9¼	0	3	3¾
1861	1	6	1	1	5	0¾	0	18	10¼	0	6	1	1881	1	2	4¾	1	5	5¼	0	19	1¾	0	2	10¼
1862	1	8	8¼	1	5	5½	0	15	8¼	0	5	1¼	1882	0	18	11¾	1	5	5½	1	2	3½	0	3	5
1863	1	7	10½	1	7	7¼	0	18	9½	0	7	6¼	1883	1	4	9¾	1	3	4	1	6	6½	0	3	9¾
1864	1	7	5¼	1	4	10¼	1	5	1	0	7	9	1884	1	1	2½	1	3	4¾	1	8	8½	0	3	5¾
1865	1	7	4	1	5	6½	1	7	5½	0	9	2	1885	1	0	2¾	1	2	0¾	1	7	3¾	0	3	11¼
1866	1	6	11¾	1	9	8	1	5	2¾	0	6	10½	1886	0	17	0¼	1	0	8¾	1	1	10¼	0	3	11
1867	1	6	1	1	11	6¾	1	7	3¾	0	7	7½	1887	0	17	3¾	1	1	4	1	5	0¾	0	4	11½
1868	0	18	9¾	1	4	4¾	1	1	3	0	5	6¾	1888	0	17	10½	1	2	6¾	1	2	10¼	0	3	0
1869	1	7	4¼	1	1	3¾	0	19	0¾	0	5	8¾	1889	0	14	0	0	18	5½	0	15	9¼	0	2	6½
1870	1	6	8¾	1	2	7¼	0	17	2	0	3	2	1890	0	12	5¼	0	19	4¼	0	15	7	0	2	5½
1871	1	3	8½	1	2	0¾	0	12	7¾	0	6	0½	1891	0	12	3½	0	19	7¼	0	16	6	0	2	2
1872	1	4	9½	1	4	0¼	1	4	11¼	0	7	10¼	1892	0	10	1½	0	17	8½	0	19	5½	0	2	2
1873	1	5	2	1	7	1½	1	5	2	0	7	7	1893		—			—			—			--	

APPENDIX C. 3.

COMPARATIVE STATEMENT showing RENTALS in 1881 and 1894 on some FARMS in SOUTH WILTS. (*See* para. 20.)

Area.			——	Rental (including Tithes) 1881.			Rental (including Tithes) 1894.			Decrease per Cent.	Remarks.
A.	R.	P.	WILTS.	£	s.	d.	£	s.	d.		
1,628	0	0	A.—One holding - -	1,200	0	0	*730	15	0	39·1	*This includes interest added for new cottages erected. Subject also to an allowance of 100*l.* per annum for two years, and a special further allowance of 100*l.* on last year's rent.
772	2	0	B. do. - -	781	0	0	400	0	0	48·78	A special allowance of 100*l.* was made, in addition, on year's rent due Michaelmas 1893.
431	3	10	C. do. - -	547	0	0	450	0	0	17·73	An allowance of 100*l.* was made on year's rent to Lady Day 1893, and 15 per cent. will be allowed on last year's rent to Lady Day 1894.
335	0	0	D.—Thirteen holdings -	775	0	0	628	0	0	18·98	Subject to allowance of 15 per cent. on last two years' rent.
1,950	0	0	E.—Twenty-three holdings	†4,320	0	0	†3,547	0	0	17·89	Most of the tenants were allowed 10 per cent. on the last one and a half year's rents. †These amounts include 500*l.* received for mansion and sporting over whole of estate.
191	2	0	F.—One holding - -	312	0	0	200	0	0	35·9	——
302	3	16	G. do. - -	273	0	0	170	0	0	37·72	Also allowed 15 per cent. on last half year's rent.
690	0	0	H. do. - -	623	0	0	425	0	0	31·78	Also allowed 15 per cent. for one half year and 20 per cent. for last year.
768	1	31	I. do. - -	756	0	0	335	0	0	55·68	Subject to allowance of 15 per cent. for last one and a half years.
393	0	0	J. do. - -	314	0	0	200	0	0	36·3	Do. do.
7,463	0	16	Total - -	9,901	0	0	7,085	15	0	28·5	

APPENDIX C. 4.

CASH ACCOUNT on a FARM of 760 Acres in SOUTH WILTS for the year ending Michaelmas 1893. (*See* para. 29.)

RECEIPTS.	£	s.	d.	PAYMENTS.	£	s.	d.
Live stock and wool	1,484	11	10½	Live stock purchased	472	18	0
Corn and seed	1,326	12	3	Seed and corn for seed	149	9	11
Other produce	4	18	6	Cake and feeding stuffs	951	0	3½
Dairy and poultry	282	14	5	Rent	579	1	7
Labour, stock, &c. hired out	4	8	6	Rates and taxes	104	17	4
Sunday receipts	87	18	11	Labour	783	13	8½
Farm produce consumed in house	46	3	6½	Tradesman	145	12	11
Deficit	13	11	10	Sundries	64	6	1
	3,250	19	10		3,250	19	10

APPENDIX C. 5.

SUMMARY of ACCOUNTS of a FARM in SOUTH WILTS for the Years 1868 to 1893. (*See* para. 30.)

The Farm in account with Occupier.

836 Acres.*

Dr. 1868.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	221	0	6	Sheep	860	12	0			
Seed corn, &c.	309	19	8	Cattle	72	17	9			
Feeding stuffs	123	17	3	Pigs	68	8	7			
Manures	84	5	6	Poultry	13	1	7			
Rents	1,035	0	0	Live stock				1,014	19	11
Rates and taxes	181	13	6							
Labour	795	12	8							
Subs.	5	0	0	Wheat	1,129	18	6			
Insurance	16	12	5	Barley	732	13	0			
Interest on Capital (6,000*l.*)	300	0	0	Oats, pulse, and seeds	347	8	1			
Tradesmen	344	9	2	Straw and hay	67	4	9			
Markets and fairs	12	19	0	Rents	16	11	6			
Coal	34	15	0					2,273	15	10
				Balance, loss				176	8	11
	3,465	4	8					3,465	4	8

836 Acres.

1869.	£	s.	d.	£	s.	d.	£	s.	d.
Stock bought	259	2	6	Sheep	1,256	2	6			
Seed corn, &c.	332	18	8	Cattle	221	5	1			
Feeding stuffs	134	7	6	Pigs	123	8	9			
Manures	70	8	0	Poultry	15	16	3			
Rents	1,042	0	0							
Rates	148	17	6	Live stock				1,616	12	7
Taxes	15	7	1							
Labour	755	4	1	Wheat	881	9	6			
Subs.	4	7	0	Barley	792	12	0			
Insurances	10	0	0	Oats, pulse, and seeds	156	4	9			
Interest	300	0	0	Straw and hay	146	18	4			
Tradesmen	218	2	9	Rents	35	17	0			
Balance, profit	338	19	1							
								2,013	1	7
	3,629	14	2					3,629	14	2

806 acres.

1870.	£	s.	d.	£	s.	d.	£	s.	d.
Stock bought	148	18	6	Pupil's horse	50	0	0			
Seed corn, &c.	290	3	11	Sheep	896	15	2			
Feeding stuffs	176	8	3	Cattle	149	2	2			
Manures	66	15	0	Pigs	72	1	0			
Rents	930	18	0	Horses	17	0	0			
Rates	160	15	4	Poultry	10	1	4			
Taxes	18	7	3							
Labour	781	1	11	Live stock				1,194	19	8
Subs.	7	17	0							
Insurance	16	0	11	Wheat	1,177	19	0			
Interest	300	0	0	Barley	750	4	0			
Tradesmen	299	3	9	Oats, pulse, and seeds	140	19	3			
Balance, profit	363	1	5	Straw and hay	259	13	10			
				Rents	18	5	6			
				Fire, loss	18	0	0			
				Dead stock				2,364	11	7
	3,559	11	3					3,559	11	3

* The size of the holding was altered three times during the period but its area in each year is stated.

806 Acres.

Dr. 1871.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	190	16	6	Sheep	1,507	12	0			
Seed corn, &c.	361	11	2	Cattle	233	16	9			
Feeding stuffs	337	14	4	Pigs	82	13	7			
Manures	81	17	4	Horses	66	0	0			
Rents	933	0	0	Poultry	16	3	0			
Rates	133	19	5							
Taxes	16	4	10	Live stock				1,906	5	4
Labour	732	1	4	Wheat	868	7	6			
Subs.	9	9	6	Barley	712	5	6			
Insurance	11	1	10	Oats, pulse, and seeds	195	4	4			
Interest	300	0	0	Straw and hay	242	4	10			
Tradesmen	290	9	0	Rents	20	0	8			
Balance, profit	596	2	11	Pupil's horse	50	0	0			
				Dead stock				2,088	2	10
	3,994	8	2					3,994	8	2

806 Acres.

1872.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	372	9	8	Sheep	1,282	4	7			
Seed corn, &c.	308	8	3	Cattle	357	5	1			
Feeding stuffs	510	10	6	Pigs	128	7	10			
Manures	94	2	6	Horses	197	7	0			
Rents	913	0	0	Poultry	12	7	0			
Rates	141	2	7							
Taxes	19	17	6	Live stock				1,977	11	6
Labour	728	14	7							
Subs.	47	7	0	Wheat	1,125	4	6			
Insurances	16	7	7	Barley	697	8	6			
Interest	300	0	0	Oats, pulse, and seeds	369	1	0			
Tradesmen	350	9	5	Straw and hay	159	15	11			
Balance, profit	596	7	0	Rents	19	15	2			
				Pupil's horse	50	0	0			
				Dead stock				2,421	5	1
	4,398	16	7					4,398	16	7

806 Acres.

1873.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	112	6	0	Sheep	910	11	9			
Seed corn, &c.	171	14	2	Cattle	232	6	8			
Feeding stuffs	514	19	8	Pigs	93	12	6			
Manures	123	9	2	Horses	50	0	0			
Rents	913	0	0	Poultry	10	2	6			
Rates	141	5	0							
Taxes	13	6	4	Live stock				1,296	13	5
Labour	770	9	10							
Subs.	16	17	0	Wheat	1,047	19	0			
Insurance	10	15	6	Barley	890	7	0			
Interest	300	0	0	Oats, pulse, and seeds	116	15	6			
Tradesmen	246	4	11	Straw and hay	240	5	4			
Balance, profit	326	10	8	Rents	18	18	0			
				Pupil's horse	50	0	0			
				Dead stock				2,364	4	10
	3,660	18	3					3,660	18	3

806 Acres.

1874.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	217	13	9	Sheep	870	10	5			
Seed corn, &c.	234	9	6	Cattle	303	7	0			
Feeding stuffs	327	12	9	Pigs	137	13	10			
Manures	115	13	2	Horses	80	10	0			
Rents	913	0	0	Poultry	13	1	0			
Rates	135	0	0							
Taxes	14	17	0	Live stock				1,405	2	3
Labour	783	1	5							
Subs.	20	13	6	Wheat	1,215	14	6			
Insurance	11	16	3	Barley	738	1	0			
Interest	300	0	0	Oats, pulse, and seeds	43	2	0			
Tradesmen	243	3	3	Straw and hay	124	17	4			
Balance, profit	248	12	6	Rents	28	16	0			
				Dead stock				2,150	10	10
	3,555	13	1					3,555	13	1

806 Acres.

Dr. 1875.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	128	13	6	Sheep	994	17	2			
Seed corn, &c.	220	8	0	Cattle	327	16	10			
Growing crops, purchased	135	2	6	Pigs	135	7	11			
Feeding stuffs	436	15	6	Horses	116	10	0			
Manures	123	16	9	Poultry	17	18	4			
Rents	910	4	0	Live stock				1,592	10	3
Rates	123	4	2							
Taxes	9	7	8							
Labour	769	0	9	Wheat	920	13	3			
Subs.	29	15	6	Barley	545	11	3			
Insurances	10	15	6	Oats, pulse, and seeds	378	0	1			
Interest	300	0	0	Straw and hay	135	16	9			
Tradesmen	373	6	5	Rents	10	6	6			
Balance, profit	62	7	10	Pupil's horse	50	0	0			
				Dead stock				2,040	7	10
	3,632	18	1					3,632	18	1

806 Acres.

1876.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	274	6	0	Sheep	969	16	10			
Seed corn, &c.	280	3	4	Cattle	415	18	2			
Feeding stuffs	590	11	4	Pigs	40	1	0			
Manures	97	8	8	Horses	110	13	6			
Rents	952	4	0	Poultry	3	9	9			
Rates	126	17	9							
Taxes	14	6	5	Live stock				1,539	19	3
Labour	808	19	10							
Subs.	20	0	6	Wheat	1,239	14	8			
Insurances	10	10	0	Barley	798	2	0			
Interest	300	0	0	Oats, pulse, and seeds	314	8	0			
Tradesmen	395	18	9	Straw and hay	114	5	0			
Balance, profit	199	9	10	Rents	14	7	6			
				Pupil's horse	50	0	0			
				Dead stock				2,530	17	2
	4,070	16	5					4,070	16	5

840 Acres.

1877.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	439	1	6	Sheep	1,110	2	11			
Seed corn, &c.	307	14	7	Cattle	554	2	6			
Feeding stuffs	741	1	5	Pigs	37	8	0			
Manures	132	0	10	Horses	20	15	6			
Rents	992	9	6	Poultry	10	14	9			
Rates	100	15	1							
Taxes	17	2	4	Live stock				1,733	3	8
Labour	812	3	6							
Subs.	19	5	6	Wheat	983	5	8			
Insurance	10	0	0	Barley	963	6	8			
Interest	350	0	0	Oats, pulse, and seeds	331	17	0			
Tradesmen	375	17	0	Straw and hay	522	4	6			
Balance, profit	286	6	3	Pupil's horse	50	0	0			
				Dead stock				2,850	13	10
	4,583	17	6					4,583	17	6

840 Acres.

1878.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	860	6	9	Sheep	1,423	15	5			
Seed corn, &c.	348	15	0	Cattle	873	11	1			
Feeding stuffs	981	6	10	Pigs	108	5	1			
Manures	163	2	8	Horses	95	0	0			
Rents	992	4	0	Poultry	13	5	0			
Rates	97	13	0							
Taxes	17	2	4	Live stock				2,523	16	7
Labour	862	1	0							
Subs.	20	1	6	Wheat	1,007	2	0			
Insurances	10	0	0	Barley	743	15	6			
Interest	350	0	0	Oats, pulse, and seeds	233	1	0			
Tradesmen	293	5	6	Straw and hay	255	2	10			
				Rents	7	3	8			
				Pupil's horse	50	0	0			
				Dead stock				2,296	5	0
				Balance, loss				175	17	0
	4,995	18	7					4,995	18	7

840 Acres.

Dr. 1879.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	891	8	0	Sheep	904	6	5			
Seed corn, &c.	194	14	0	Cattle	1,133	10	11			
Feeding stuffs	1,168	6	11	Pigs	75	19	5			
Manures	118	13	11	Horses	33	15	9			
Rents	894	4	0	Poultry	12	10	6			
Rates	112	5	6							
Taxes	20	4	7	Live stock				2,160	3	0
Labour	834	8	8							
Subs.	21	14	6	Wheat	474	4	6			
Insurances	10	0	0	Barley	380	7	0			
Interest	350	0	0	Oats, pulse, and seeds	217	6	0			
Tradesmen	469	11	1	Straw and hay	37	12	9			
				Rents	11	10	0			
				Various	13	6	0			
				Dead stock				1,134	6	3
				Balance, loss				1,791	1	11
	5,085	11	2					5,085	11	2

840 Acres.

1880.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	800	16	3	Sheep	1,612	10	1			
Seed corn, &c.	212	18	9	Cattle	677	19	2			
Feeding stuffs	1,024	5	8	Pigs	119	17	0			
Manures	100	5	8	Horses	75	19	6			
Rents	796	4	0	Poultry	11	4	11			
Rates	104	4	6							
Taxes	29	6	3	Live stock				2,497	10	8
Labour	823	15	9							
Subs.	23	18	6	Wheat	998	19	0			
Insurance	10	17	9	Barley	595	7	3			
Interest	350	0	0	Oats, pulse, and seeds	330	0	0			
Tradesmen	411	13	5	Straw and hay	11	11	0			
				Rents	11	10	0			
				Various	13	17	6			
				Dead stock				1,961	4	9
				Balance, loss				229	11	1
	4,688	6	6					4,688	6	6

840 Acres.

1881.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	667	15	4	Sheep	1,314	3	5			
Seed corn, &c.	221	0	2	Cattle	798	2	4			
Feeding stuffs	1,195	9	8	Pigs	77	3	0			
Manures	73	18	8	Horses	5	0	0			
Rents	884	4	0	Poultry	11	12	11			
Rates	101	4	7							
Taxes	19	13	9	Live stock				2,206	1	8
Labour	829	15	9							
Subs.	10	0	0	Wheat	987	18	11			
Insurance	10	17	9	Barley	647	8	10			
Interest	350	0	0	Oats, pulse, and seeds	198	6	10			
Tradesmen	442	17	11	Straw and hay	243	11	6			
				Rents	11	10	0			
				Various	60	0	5			
				Dead stock				2,148	13	6
				Balance, loss				362	2	5
	4,716	17	7					4,716	17	7

840 Acres.

1882.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	933	10	3	Sheep	1,916	15	7			
Seed corn, &c.	228	13	1	Cattle	1,191	7	7			
Feeding stuffs	713	18	3	Pigs	145	18	0			
Manures	91	5	10	Horses	106	9	0			
Rents	832	4	0	Poultry	11	7	6			
Rates	98	4	8							
Taxes	18	9	8	Live stock				3,371	17	8
Labour	803	0	0							
Subs.	16	4	0	Wheat	871	11	0			
Insurance	11	10	3	Barley	641	2	0			
Interest	375	6	0	Oats, pulse, and seeds	65	13	0			
Tradesmen	348	5	9		19	16	0			
Balance, profit	1,043	14	5	Straw and hay sold	15	8	0			
				Ditto unsold, carried forward to next year	509	4	0			
				Rents and various	19	14	6			
				Dead stock				2,142	8	6
	5,514	6	2					5,514	6	2

840 Acres.

Dr. 1883.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	1,133	17	9	Sheep	2,169	9	6			
Seed corn and seeds	255	16	6	Cattle	799	13	5			
Feeding stuffs	841	7	0	Pigs	110	16	3			
Hay and straw, brought forward from previous year	509	4	0	Horses	23	1	0			
Manures	54	2	0	Poultry	8	8	7			
Rents	832	4	0	Live stock				3,111	8	9
Rates	86	6	6							
Taxes	20	15	4	Wheat	641	6	8			
Labour	754	2	4	Barley	781	7	8			
Subs.	18	18	0	Oats, pulse, and seeds	158	16	6			
Insurance	12	13	6	Straw and hay sold	68	6	6			
Interest	374	9	0	646*l.* 13*s.* of ditto unsold (passed to next year's account)	646	13	0			
Tradesmen	285	6	8	Rents and various	27	19	8			
Balance, profit	256	16	2	Dead stock				2,324	10	0
	5,435	18	9					5,435	18	9

840 Acres.

1884.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	882	12	6	Sheep	1,773	1	2			
Seed corn and seeds	225	8	1	Cattle	696	15	7			
Feeding stuffs	936	12	2	Pigs	134	12	6			
Hay and straw, brought forward from previous year	646	13	0	Horses	43	2	6			
Manures	121	10	4	Poultry	5	16	0			
Rents	842	9	6	Live stock				2,653	7	9
Rates	86	0	2							
Taxes	18	9	10	Wheat	805	13	0			
Labour	792	3	1	Barley	609	0	0			
Subs.	26	13	6	Oats, pulse, and seeds	258	19	3			
Insurance	15	15	0		24	15	0			
Interest	373	12	0	Straw and hay sold	65	14	2			
Tradesmen	459	1	10	Ditto unsold, carried forward	442	2	0			
				Rents, &c.	16	7	9			
				Dead stock				2,222	11	2
				Balance, loss				551	2	1
	5,427	1	0					5,427	1	0

840 Acres.

1885.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	487	1	5	Sheep	1,310	19	5			
Seed corn and seeds	176	17	0	Cattle	633	0	0			
Feeding stuffs	1,133	4	11	Pigs	117	19	1			
Hay and straw, brought forward	442	2	0	Horses	166	6	0			
Manures	90	18	4	Poultry	10	13	7			
Rents	835	14	0	Live stock				2,238	18	1
Rates	100	17	2							
Taxes	19	19	0	Wheat	636	18	3			
Labour	769	2	9	Barley	826	6	0			
Subs.	17	15	6	Oats, pulse, and seeds	348	9	6			
Insurance	14	18	6	Straw and hay sold	184	16	6			
Interest	372	15	0	Ditto unsold, carried forward	350	0	0			
Tradesmen	278	12	8	Rents, &c.	21	15	3			
Coal	11	6	11	Dead stock				2,368	5	6
				Balance, loss				144	1	7
	4,751	5	2					4,751	5	2

840 Acres.

1886.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	800	3	2	Sheep	1,860	11	3			
Seed corn and seeds	176	9	2	Cattle	715	1	1			
Feeding stuffs	832	19	8	Pigs	119	4	0			
Hay and straw, brought forward	350	0	0	Horses	69	10	0			
Manures	55	17	0	Poultry, &c.	29	13	2			
Rents	779	5	6	Live stock				2,793	19	6
Rates	84	17	10							
Taxes	20	15	4	Wheat	669	18	6			
Labour	777	4	6	Barley	511	10	6			
Subs.	13	11	0	Oats, pulse, and seeds	243	19	6			
Insurance	13	11	3	Straw and hay sold	587	4	3			
Interest	371	18	0	Do. unsold, carried forward	160	0	0			
Tradesmen	251	0	3	Rents and various	76	8	0			
Balance profit	515	7	7	Dead stock				2,249	0	9
	5,043	0	3					5,043	0	3

840 Acres.

Dr. 1887.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	565	0	6	Sheep	1,415	15	6			
Seed corn and seeds	234	11	0	Cattle	602	4	0			
Feeding stuffs	988	2	10	Pigs	99	16	0			
Hay and straw, brought forward	160	0	0	Horses	15	9	0			
Manures	99	0	0	Poultry	—					
Rents	715	15	6							
Rates	80	13	4	Live stock				2,133	4	6
Sporting, purchased for term of lease	80	0	0							
Taxes	19	0	4	Wheat	810	14	6			
Labour	734	12	8	Barley	691	12	0			
Subs.	14	8	0	Oats, pulse, and seeds	482	3	9			
Insurance	14	5	6	Straw and hay	694	0	11			
Interest	371	1	0	Rents and various	51	0	6			
Tradesmen	228	9	10							
Balance, profit	467	16	8	Dead stock				2,639	11	8
	4,772	16	2					4,772	16	2

840 Acres.

1888.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	353	12	3	Sheep	1,092	13	2			
Seed corn and seeds	236	17	11	Cattle	616	7	0			
Feeding stuffs	1,190	1	1	Pigs	163	1	6			
Hay and straw (all cleared out previous year).	—			Horses	61	7	0			
				Poultry and various	76	19	5			
Manures	42	3	8							
Rents	726	5	9	Live stock				2,010	8	1
Rates	72	13	7							
Taxes	17	15	6	Wheat	421	13	9			
Labour	712	3	0	Barley	636	5	6			
Subs.	18	4	0	Oats, pulse, and seeds	171	9	0			
Insurance	13	9	1		13	19	6			
Interest	370	4	0	Hay and straw	166	6	10			
Tradesmen	306	14	10	Hay unsold, carried forward	332	0	0			
				Dead stock				1,741	14	7
				Balance, loss				308	2	0
	4,060	4	8					4,060	4	8

827 Acres.

1889.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	238	18	0	Sheep	1,221	4	8			
Seed corn and seeds	35	3	9	Cattle	472	11	0			
Feeding stuffs	745	12	10	Pigs	324	16	2			
Hay, brought forward from previous year	332	0	0	Horses	171	10	0			
				Poultry	15	14	5			
Manures	75	12	9	Various	64	14	0			
Rents	550	17	6							
Rates	80	17	6	Live stock				2,270	10	3
Taxes	15	11	4							
Labour	723	7	8	Wheat	612	2	6			
Subs.	29	14	0	Barley	607	2	6			
Insurances	13	8	9	Oats, pulse, and seeds	491	13	6			
Interest	369	7	0	Straw and hay sold	23	2	6			
Tradesmen	298	6	6	Do. carried on, unsold	770	5	0			
Balance, profit	1,148	0	11							
				Dead stock				2,504	6	0
	4,774	16	3					4,774	16	3

827 Acres.

1890.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	108	0	6	Sheep	1,113	5	3			
Seed corn and seeds	168	2	6	Cattle	74	17	0			
Feeding stuffs	852	1	8	Pigs	126	12	0			
Hay and stray, brought forward	770	5	0	Horses	131	5	6			
Manures	86	7	0	Poultry	12	9	6			
Lime	92	13	6							
Rents	539	5	6	Live stock				1,458	2	3
Rates	56	19	0							
Taxes	13	12	0	Various	54	16	0			
Labour	727	17	6	Wheat	807	1	9			
Subs.	15	17	0	Barley	548	19	6			
Interest	368	10	0	Hay and straw sold	10	16	6			
Tradesmen	303	14	7	Do. unsold, carried forward	781	5	0			
Insurance	14	1	10	Oats, pulse, and seeds	159	0	6			
				Dead stock				2,361	19	3
				Balance, loss				305	19	1
	4,127	7	7					4,127	7	7

827 Acres.

Dr. 1891.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
Stock bought	884	10	0	Sheep	907	10	0			
Seed corn and seeds	144	6	8	Cattle	617	12	0			
Feeding stuffs	855	13	2	Pigs	161	10	4			
Hay and straw, brought forward	781	5	0	Horses	131	19	0			
Manures	44	7	6	Poultry	6	8	8			
Lime	41	0	0							
Rents	535	1	6	Live stock				1,825	0	1
Rates	40	8	6							
Taxes	12	18	7	Various	33	17	2			
Labour	744	11	7	Wheat	460	0	0			
Subs.	18	17	3	Barley	559	14	0			
Insurance	14	5	3	Hay and straw sold	59	0	6			
Interest	368	10	0	Do. unsold, carried forward	808	5	0			
Tradesmen, &c.	195	9	7							
	38	15	0	Oats, pulse, and seeds	146	17	6			
								2,067	14	2
				Balance, loss				860	5	4
	4,752	19	7					4,752	19	7

827 Acres.

1892.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	53	0	9	Sheep	751	14	4			
Seeds corn and seeds	171	16	0	Cattle	378	9	10			
Feeding stuffs	902	0	9	Pigs	220	9	3			
Hay and straw, brought forward	808	5	0	Horses	185	0	0			
Manures	44	13	0	Poultry	10	8	6			
Rents	535	1	6							
Rates	51	8	11	Live stock				1,546	1	11
Taxes	13	0	3							
Labour	745	3	9	Wheat	504	15	6			
Subs.	16	2	0	Barley	563	8	0			
Insurances	16	7	6	Straw and hay:						
Interest	350	0	0	Sold	753	0	4			
Tradesmen	218	1	5	Carried forward unsold	599	15	0			
Balance, profit	43	13	5	Various	1	13	6			
				Dead stock				2,422	12	4
	3,968	14	3					3,968	14	3

827 Acres.

1893.	£	s.	d.		£	s.	d.	£	s.	d.
Stock bought	238	2	6	Sheep	739	11	8			
Seed corn and seeds	185	14	10	Cattle	337	14	0			
Feeding stuffs	974	14	4	Pigs	118	17	0			
Hay	384	0	0	Horses		—				
Straw, brought forward	215	15	0	Poultry	3	8	5			
Manures	33	18	0							
Rents	520	13	0	Live stock				1,199	11	1
Rates	55	2	5							
Taxes	12	18	7	Wheat	473	2	9			
Labour	767	14	9	Barley	389	10	3			
Subs.	11	0	0	Oats, pulse, and seeds	581	12	8			
Insurance	14	1	11	Various	36	4	6			
Interest	360	12	1	Pupil's horse	28	10	0			
Tradesmen	219	12	9	Hay (unsold 60*l.* carried forward)	258	16	6			
				Straw	822	13	9			
								2,590	10	5
				Balance, loss				303	18	8
	4,094	0	2					4,094	0	2

SUMMARY.

Year.	Profit. £	s.	d.	Loss. £	s.	d.	Year.	Profit. £	s.	d.	Loss. £	s.	d.
1868	—			176	8	11	1883	256	16	2	—		
1869	338	19	1	—			1884	—			551	2	1
1870	363	1	5	—			1885	—			144	1	7
1871	596	2	11	—			1886	515	7	7	—		
1872	596	7	0	—			1887	467	16	8	—		
1873	326	10	8	—			1888	—			308	2	0
1874	248	12	6	—			1889	1,148	0	11	—		
1875	62	7	10	—			1890	—			306	19	1
1876	199	9	10	—			1891	—			860	5	4
1877	286	6	3	—			1892	43	13	5	—		
1878	—			175	17	0	1893	—			303	18	8
1879	—			1,791	1	11	Balance	—			1,283	16	7
1880	—			229	11	1		6,493	6	8	6,493	6	8
1881	—			362	2	5							
1882	1,043	14	5	—									

Average profit for 26 years, 49*l.* 7*s.* 6*d.* per annum.

APPENDIX D. 1.

COPY OF AGREEMENT IN FORCE ON A LARGE ESTATE IN SOUTH WILTS. (*See* para. 42.)

AN AGREEMENT made the day of one thousand eight hundred and between [landlord], of the one part, and [tenant], of , in the county of Wilts, of the other part, whereby the said , herein-after called the landlord, agrees to let, and the said , herein-after called the tenant, agrees to take all that farm or tenement, with the buildings and premises belonging thereto, situate in the parish of , in the county of Wilts, and called , and containing by estimation acres, roods, and perches, be the same, more or less, all which premises are more particularly specified and set forth in the schedule annexed, for the term of one year certain and afterwards by the year, but determinable by either party at Michaelmas in any year, giving 12 months' written notice, to determine the same at the expiration of such notice, at the yearly rent or sum of , clear of all deductions (except land tax and landlord's property tax), to be paid in equal or quarterly instalments, on the 6th day of January, the 6th day of April, the 6th day of July, and the 11th day of October in each year, the next payment to be made on the 6th day of January next ensuing.

The landlord reserves to himself the right to enter on the premises to see the state and condition of the same, and to inspect the usage, crops, and cultivation thereof;

All royalties, chalk, stone, clay, gravel, or other earth, with power to dig and remove the same on giving compensation for damage done to surface;

All timber, pollards, and saplings, with liberty to cut and carry away the same; and also all usual and necessary roads and ways for the above purpose;

Power to plant trees, saplings, and shrubs of any description singly on any part or parts of the said premises;

Power to take land for planting on giving compensation (such compensation to be settled by arbitration in the usual way);

The sole right of sporting over the farm, for himself, friends, and servants.

The tenant undertakes to pay the rent quarterly (if demanded) clear of all deductions (except land tax and landlord's property tax) and all tithes, rates, and assessments whatsoever, which now are, or at any time may be, due and payable in respect of the said premises;

To reside in the farmhouse, and not to assign or underlet the farm or any part thereof (except the cottages) without the written consent of landlord;

To find straw and half the labour for thatching the buildings, walls, and premises;

To pay half the labour for the repairs of the buildings and premises, damage by fire alone excepted;

To keep the glass and lead work of all the windows of the dwelling-houses and buildings in good and tenantable repair, and so to leave them at the expiration of the term;

To keep the hedges, banks, and fences in a good and tenantable state, and so to leave them;

Upon request of the landlord, to do gratis the carriage of all materials to be provided by the landlord necessary for the repairs of the buildings, gates, and premises generally, if found within miles of any part of the farm;

Not to plough or convert into tillage any of the meadow, pasture, or woodland without the written licence of the landlord, or his agent, under a penalty of fifty pounds per acre per annum, and so on in proportion for any greater or less quantity than an acre, nor commit any spoil or waste;

That all crops grown on the farm shall be stacked and threshed out thereon;

Not to sell any hay, straw (except as herein-after stated), stubble, haulm, fodder, chaff, roots, or other green crops, without written licence of landlord, or his agent, but to spend and consume the same on the farm, except the hay grown in the last year of term, which is to be offered to the landlord, or incoming tenant, to take at a valuation at a market price in the usual way, and the dung, muckle, and compost arising herefrom to carry out thereon, except that arising from the last two years' crops, which are to be left for the landlord or incoming tenant (with the exception of a portion which may be applied by the outgoing tenant for rape or turnip in due course for wheat);

1st Schedule.—System of cropping.

Not to crop more than half the land in the first schedule to corn or grain, or more than to pulse (which must be drilled and twice hoed) to be harvested in any one year, and not sow more than two white straw crops in succession, which must not be of the same kind; the remainder of the land to be in grass or other green crops to be consumed on the farm;

End of term. Land to be given up to in-coming tenant.

To allow landlord or incoming tenant to enter on one-eighth of the arable land, of fair average quality, in due course for a turnip crop, on the 1st day of March preceding the expiration of term; a moiety of which may be sown to rye, vetches, trifolium, or winter oats, to be fed on the land by sheep and given up as soon as fed off, the whole of which must be completed by the 18th day of July;

Entry on wheat land.

To allow landlord or incoming tenant to enter on one other fourth part of the arable land, of fair average quality, and in due course for a wheat crop, on the 30th day of June, except such portion as may be sown to turnips, rape, or pulse, the latter of which must be given up as soon as the pulse is harvested, and the turnip land as soon as fed off;

2nd Schedule.—System of cropping.

To farm the land in the second schedule on the five-field system, and not to sow more than two-fifths to corn, grain, or pulse in any one year, the remainder of the arable land to be in turnips, grass, or other green crops, to be consumed on the farm; to give up to landlord or incoming tenant one-fifth of the arable land, of fair average quality, and in due course for a turnip crop, on the 1st day of March, a moiety of which may be sown to rye, vetches, or winter oats, to be fed on the land by sheep and given up as soon as fed off; to give up one other fifth of the arable land, of fair average quality, and in due course for a wheat crop, on the 30th day of June, except such part as may be in rape or turnips, which must be fed on the land, and the land given up as soon as fed off, the whole to be completed by the expiration of the term;

Number of sheep to be keep.

To keep a flock of hundred ewes or hundred dry sheep, and pen and fold them on the farm; and after the 4th day of May in the last year of the term until the expiration thereof on such parts of the arable land as are in course for incoming tenant's turnips or wheat crop as landlord or incoming tenant may direct;

Weeds, &c.

Not to allow docks, thistles, or other weeds to produce seed, but to destroy the same and keep the lands clean and free from them; that if, at the expiration of the tenancy, the land be not left in proper and husband-like condition, and weeds have been permitted to seed, the same shall be considered as neglect of husbandry, and that he shall be liable to be assessed for such neglect, the amount to be settled by arbitration;

Ditches.

To clean and scour ditches, drains, and water-courses;

Cutting trees, &c.

Not to cut any copse or hedge, or lop or top any pollards of less than six or more than 12 years' growth, nor cut down or injure any tree or sapling under penalty of 5*l.* over the value thereof;

Preserving game, &c.

Not to kill or take any game, fish, or wild fowl, but to preserve the same, and to allow the landlord, his friends, and servants to sport on the farm, and, at the request and cost of landlord, to give notice to trespassers and bring and prosecute actions thereon, &c.;

Moles.

To kill and destroy moles;

End of term. Premises to be given up.

To allow incoming tenant to have half of dwelling-house from the 30th day of June preceding expiration of term; also to have stabling for horses from and after the 1st day of March in the last year of term;

Grass seeds.

To allow incoming tenant to sow grass seeds upon lands in course to be sown with Lenten crops in the last year, and to harrow and roll the same gratis, and not afterwards feed the same;

Wheat straw for incoming tenant.

To provide wheat straw for incoming tenant for thatching his ricks and for litter;

To fallow before the 1st day of January, in the last year of term, the lands which are to be given up to the

incoming tenant on the 1st day of March for his turnip crop ;

Out-going tenant to hold premises.

The landlord undertakes to give power to outgoing tenant to hold over half of the dwelling-house to the 6th April, and half the farmyard and bartons to the 30th day of June, after end of term ;

Sainfoin or tillages.

For himself or to compel incoming tenant to take at a valuation in the usual way, all sainfoin roots under four years' growth, and all ploughings and other preparations done for his benefit in the winter preceding expiration of term ;

Materials for repairs.

To provide all materials (except glass and lead-work for the windows of dwelling-houses and buildings) necessary for the repairs of the buildings, gates, and premises ;

To allow the tenant to sell to him any quantity of straw not exceeding tons per annum, of fair quality, at market price.

General Provisions.

If any rent hereby reserved, or any part thereof, shall remain unpaid for the space of 21 days after the time hereby appointed for payment thereof, whether the same shall have been lawfully demanded or not, or if any breach shall be committed of any of the covenants herein on the tenant's part contained, or if the tenant shall become bankrupt, or compound, or make any arrangement with his creditors, or permit any portion of the live or dead stock for the time being remaining on the said premises, to be taken in execution by process of law, then and in any of the said cases the landlord may re-inter into and upon the premises, or any part thereof, in the name of the whole, and the same have again repossess and enjoy as in his former estate.

The Agricultural Holdings (England) Act, 1875, shall not apply to the holding under this agreement.

Allowance for manure, &c. at end of tenancy.

To allow the tenant, on the expiration of the tenancy, for manures expended and improvements effected by him (with the written consent of the landlord or his agent), in the proportion herein-after named, that is to say :

Rule 1. — Half-inch bone manure with turnips (quantity not to exceed 3 sks. per acre), as follows :—

1st Year.—After a turnip crop, and before straw or seed crop has been taken (on quitting), the out-going tenant to be allowed 15*s.* in the 1*l.*

2nd Year.—After the second crop 5*s.* in the 1*l.*

Rule 2.—Bone dust, guano, superphosphate of lime, and all artificial manures used for turnips, purchased yard, pig, or decomposed manures, not to exceed 30*s.* per acre, as follows :—

1st Year.—After the turnip crop, and before a straw or seed crop has been taken, 15*s.* in the 1*l.*

Rule 3.—For all oil cake, cotton cake, or other approved feeding stuffs consumed in the last year of the tenancy, the outgoing tenant to be allowed one-third the cost, such cost not to exceed two-thirds of the rental.

Rule 4.—Chalking, if done by tenant (the price and quantity per acre to be first agreed on), as follows :—

1st year, to be allowed the whole cost.			
2nd year	,,	,,	17*s.* 6*d.* in the 1*l.*
3rd year	,,	,,	15*s.* ,,
4th year	,,	,,	12*s.* 6*d.* ,,
5th year	,,	,,	9*s.* ,,
6th year	,,	,,	5*s.* ,,
7th year	,,	,,	2*s.* 6*d.* ,,

Rule 5.—Draining, whether with pipes or tiles, pond and tank making, where the materials are found by landlord, the tenant doing the carriage and manual labour as follows :—

1st year, to be allowed the whole cost.			
2nd year	,,	,,	17*s.* 6*d.* in the 1*l.*
3rd year	,,	,,	15*s.* ,,
4th year	,,	,,	12*s.* 6*d.* ,,
5th year	,,	,,	10*s.* ,,
6th year	,,	,,	7*s.* ,,
7th year	,,	,,	5*s.* ,,
8th year	,,	,,	2*s.* 6*d.* ,,

Rule 6.—If the tenant make or fresh lay out any water meadow, the landlord doing the weir work, the same scale to be adopted as in Rule 5.

Rule 7.—Extra buildings required, to be subject to a special agreement between landlord and tenant.

Rule 8.—All chalkings and draining, and the making of water meadows, ponds, and tanks to be with the written consent of landlord or his agent, and, if done by landlord, the tenant to pay five per cent. on the outlay.

Provided that the tenant shall one month at least before the end of the tenancy, give notice in writing to the landlord of his intention to claim compensation for the matters and things aforesaid, by way of deduction from the amount payable to the tenant under the last preceding article, the landlord shall be entitled to receive from the tenant proper compensation for any waste committed or permitted by the tenant, or for any breach by the tenant of any of the covenants or conditions herein contained, and generally for, or by reason of the condition of the farm, not being such as in the opinion of the referees it ought to have been left in.

Schedule of Farm.

No. on Estate Map.	Description.	State.	Area.	Total Area.
			A. R. P.	A. R. P.

APPENDIX D. 2.

Extract from the Agreement for a Glebe Farm in South Wilts. (*See* para. 42.)

And also that the lessor will allow the lessee for improvements made and for unexhausted artificial manures and feeding cakes purchased by him and used on the farm during the last two years of the tenancy, as follows (provided that the quantity so used shall not be in excess of the average quantity used during the three last preceding years of the tenancy, or other less number of years for which the tenancy has endured), the amount of such allowance is to be determined by valuation, but in no case to exceed the proportions following :—

1. For chalking, with the written consent of the landlord, if done within the last two years of the tenancy, the whole value. If done the previous year, seven-eighths of the value, and so on, diminishing the allowance by one-eighth for each year which shall have elapsed since chalking.

2. For liming pasture or arable lands, provided that such liming shall be reasonable as regards quantity, cost, and application, and for the undissolved bones on arable lands, where no crop has been taken, the whole value ; where one crop has been taken, three-fourths of the same, and so on diminishing the allowance by one-fourth for each year which shall have elapsed, but the allowance in no case to exceed 60*s.* per acre, nor shall any such allowance be made in respect of any of the above acts performed after notice to determine the tenancy has been given by either party.

3. For undissolved bones used upon grass land, with the written consent of the landlord. If used within the last year of the tenancy, and where the crop has not been mown, the whole value. If used in the previous year, seven-eighths of the same value, and so on, diminishing the allowance by one-eighth for each year which shall have elapsed since the boning, but the whole cost in respect of which allowance is made shall in no case exceed 4*l.* per acre.

4. For purchased artificial manures of good and genuine quality, if used during the last two years of the tenancy on lands from which no other corn, pulse,

or other seed, hay, potato, or other exhausting crop has been taken, one-half of the value, such value not exceeding 2*l.* per acre for one year's dressing, or 3*l.* per acre for lands so manured in two successive years. For such as may be used in the last year of the tenancy, and where the roots or green crops shall be left on such lands unfed, the whole of the value of such year's dressing to be allowed.

5. For purchased feeding cakes (except such as may be consumed by horses and working oxen, and also except such as shall be purchased by the tenant in lieu of any hay, straw, or fodder which shall have been damaged or destroyed by fire, in which last-mentioned event the tenant shall purchase hay, straw, or feeding cakes to be consumed on the farm in lieu thereof), one-third the value of so much thereof as shall have been used on the farm during the last year of the tenancy, and up to the 25th day of March following the expiration of the same, and one-sixth of the value of so much as shall be used on the farm in the previous years.

6. For any other purchased artificial food the material value thereof (if any). Proper proof and evidence of use and application on the several lands and proper bills and vouchers, showing the description and cost of all dressings, manures, and feeding cakes, and feeding stuffs claimed to be allowed for under this clause to be produced. And also that the lessor or incoming tenant will pay the lessee for all sanfoin roots under four years' growth, and for all usual tillages, half tillages, and other preparations done for the benefit of the incoming tenant during the last two years of the tenancy (where no crop has been taken), by valuation. And also if the lessee shall at any time require any works of building, draining, irrigation, or pond making, or any other permanent improvement to be effected on the farm, he shall make an application in writing to the lessor, and if the latter shall consider such works to be desirable, and shall approve of their being carried out, a special agreement in writiug shall be made between them, specifying the works to be done, by whom they shall be carried out, and the terms of payment or compensation for the same. And also that all compensation, allowances, and payments to which either the lessor or lessee, or both of them may claim to be entitled under this indenture. And all valuations to be made in pursuance thereof shall be ascertained, and any dispute, doubt, or question which shall at any time arise as to the construction of this indenture, or as to the performance or observance of any of the conditions herein contained, shall be settled by arbitration. Every such arbitration to be conducted in all respects in accordance with the provisions contained in the Common Law Procedure Act, 1854, or any statutory modification thereof, save that if either party on appointing a referee requires by notice in writing to the other that the umpire shall be appointed by the Land Commissioners for England and Wales, then the umpire and any successor to him shall be appointed on the application of either party by those Commissioners, if they will consent to do so, otherwise such umpire shall, if required by either party in manner above mentioned, be appointed by a judge under the provisions of the said Common Law Procedure Act, or any statutory modification thereof.

APPENDIX E. 1.

MEMORANDUM and ARTICLES of ASSOCIATION of the LANDHOLDERS' COURT, WINTERSLOW, SOUTH WILTS. (*See* para. 70.)

Memorandum of Association of the Landholders' Court, Limited.

1. The name of the Company is "The Landholders' Court, Limited."

2. The registered office of the Company will be situate in England.

3. The objects for which the Company is established are:—

I. (*a.*) To act as managers of an estate known as Cooper's Farm, in the parish of Winterslow, in the county of Wilts, either on behalf of the freeholder or the tenants thereof or of both, and of any other farms or lands in the United Kingdom, and whether the property of the Company or of others, and to act in the adjustment, settlement, and arbitration of any question which may arise between any of the parties interested therein, and be submitted to the said Company, and particularly to apportion among the landholders of the said farm, and to collect from them all tithes, rates, charges, assessments, and other general outgoings.

(*b.*) To adopt and carry into effect with or without modification an agreement dated the 22nd day of February 1893, made between Robert Poore of the one part, and John King (as trustee for and on behalf of a company intended to be registered under the Company's Acts, and being the Landholders' Court, Limited), of the other part.

(*c.*) To carry on in any part of the United Kingdom the trades or businesses of land agents, farmers, milk contractors, and dealers, dairy farmers, purveyors of milk, including milk or cream in a condensed form or otherwise, butter, cheese, eggs, and all kinds of dairy produce and prepared foods, market gardeners, provision merchants, and dealers and sellers of butchers' meat, poultry and game in all their branches, and to export, import, and deal in animals, produce, machinery, implements, articles, materials, and things of every description in connexion with the business of the Company or any of them.

(*d.*) To carry on any other businesses which may seem to the Company capable of being conveniently carried on in connexion with the above, or calculated directly or indirectly to enhance the value of or render profitable any of the Company's property or rights.

(*e.*) To lay out land for building purposes and to build on, improve, let on building lease, advance money to persons building, or otherwise develop the same in such manner as may seem expedient to advance the Company's interests.

(*f.*) To apply for and obtain any Act of Parliament. To apply for purchase or otherwise acquire any patents, *brevêts d'invention*, licences, concessions, and the like, conferring any exclusive or non-exclusive or limited right to use any secret or other information as to any invention which may seem capable of being used for any of the purposes of the Company or the acquisition of which may seem calculated directly or indirectly to benefit this Company, and to use, exercise, develop, or grant licences in respect of, or otherwise turn to account, the property rights, and information so acquired.

(*g.*) Generally to purchase, take on lease, or in exchange, hire or otherwise acquire any property, real or personal, or rights, privileges, or easements; to erect, construct, and equip any houses, factories, buildings, engines, machinery, and apparatus; and to use, improve, manage, develop, let, sell, exchange, or otherwise turn to account, or deal with, or dispose of, all or any part of the property for the time being of the Company.

(*h.*) To purchase or otherwise acquire and undertake the whole or any part of the business, property, or liabilities of any person or Company carrying on any business which this Company is authorised to carry on, or possessed of property suitable for the purposes of this Company.

(*i.*) To enter into contracts with railway and other companies and persons for the carriage of produce and in relation to any other matter connected with the Company.

(*j.*) To construct, carry out, maintain, improve, manage, work, control, and superintend any factories, warehouses, shops, stores, dairies, farms, electric and other workshop conveniences which may seem calculated directly or indirectly to advance the Company's interest and contribute to or subsidise or otherwise assist or take part in any such operations.

(*k.*) To aid in the establishment and support of associations, institutions, or conveniences calculated to benefit persons employed by the Company or having dealings with the Company, and to subscribe or guarantee money for charitable or benevolent objects, or for any exhibition or public general or useful object.

(*l.*) To enter into partnership or into any arrangement for sharing profits, union of interests, co-operation, joint adventure, reciprocal concession, or otherwise with any company, partnership, person or persons carrying on or engaged in or about to carry on or engage in any business or transaction which this Company is authorised to carry on or engage in, or any business or transaction capable of being conducted, so as directly or indirectly to benefit this Company. And to take or otherwise acquire shares and securities of any such Company, and to sell, hold, re-issue with or without guarantee, or otherwise deal with the same.

(*m.*) To sell the undertaking of the Company or any part thereof for such consideration as the Company may think fit, and in particular for shares, debentures, or securities of any other company having objects altogether or in part similar to those of this Company.

(*n.*) To promote any other company for the purpose of acquiring all or any of the property and liabilities of this Company, or for any other purpose which may seem directly or indirectly calculated to benefit this Company.

(*o.*) To receive moneys on deposit at interest, to lend, invest, and deal with the moneys of the Company upon such terms and securities, and in such manner as may from time to time be determined, and to guarantee the performance of contracts by members of or persons or companies having dealings with the Company.

(*p.*) To raise or borrow or secure the payment of money in such manner as the Company shall think fit, and in particular by the issue of debentures or debenture stock, perpetual or otherwise, charged upon all or any of the Company's property, both present and future, including its uncalled capital.

(*q.*) To remunerate any person or Company for services rendered in placing or assisting to place any of the shares in the Company's capital or any debentures or other securities of the Company, or in or about the formation or promotion of the Company, or the conduct of its business, and particularly to pay and allow to all or any of the members for their attendance at the meetings of the Company, whether ordinary, extraordinary, and whether of directors, committee, or otherwise, such fees and remuneration as may from time to time be settled by the Company in general meeting.

(*r.*) To draw, make, accept, indorse, discount, execute, and issue promissory notes, bills of exchange, bills of lading, and other negotiable or transferable instruments.

(*s.*) To do all or any of the above things in any part of the world, and as principals, agents, contractors, trustees, or otherwise, and by and through trustees, agents, or otherwise, and either alone or in conjunction with others.

(*t.*) To accept surrenders of shares of the Company from persons desiring or bound under the regulations of the Company to surrender the same on such terms as may be arranged between the Company and any such person, or as may be provided for by the Company's regulations.

(*u.*) To do all such other things as are incidental or conducive to the attainment of the above objects.

4. The liability of the members is limited.

5. The capital of the Company is 600*l.*, divided into 2,400 shares of 5*s.* each, with power to increase such capital and to divide the shares in the capital for the time being into several classes, and to attach thereto any preferential, deferred, or special rights, privileges, or conditions.

We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company, in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the Company set opposite our respective names:—

Names, Addresses, and Description of Subscribers.	No. of Shares taken by each Subscriber.
Joseph Williams Lovibond, Colour Analyst, Salisbury.	One.
Robert Poore, Old Lodge, Salisbury, J.P. -	One.
Hamilton Fulton, Salisbury, Solicitor - -	One.
Roger Alvin Poore, Old Lodge, Salisbury, Gentleman.	One.
John King, Farmer, West Winterslow, Salisbury.	One.
Rufus Clarke, Builder, Winterslow Common	One.
George Bouffier, Wilton Road, Salisbury, Solicitor's Managing Clerk.	One.

Dated this 28th day of February 1893.

Witness to all the above signatures—

ARTHUR CROOK,
Clerk to Messrs. Fulton and Pyesmith,
Solicitors, Salisbury.

ARTICLES OF ASSOCIATION OF THE LANDOWNERS' COURT, LIMITED.

Incorporated under the Companies' Acts, 1862 to 1890, on the 2nd day of March 1893.

1. The regulations contained in "Table A." of the First Schedule to the Companies' Act, 1862, shall not apply to this Company.

2. The word "Landholder," shall throughout these Articles mean a shareholder in the "Court" who holds land on the Cooper's Farm Estate, Winterslow.

Transfer or Transmission of Shares.

3. Transfer of shares shall be in accordance with the agreement incorporated in the Memorandum of Association, namely, that every shareholder must be a landholder.

4. The Directors may in their absolute discretion refuse to register a transfer of any share if such transfer shall appear to the Directors prejudicial to the interests, or not in accordance with the objects of the Company.

5. That for transfer of a lease in case of sale by any landholder the vendor shall deliver up his lease to the "Court," who shall cause to be issued a regrant of a similar lease to the purchaser.

Increase of Capital.

6. The capital of the "Court" may be increased with the sanction of a general meeting of the "Court."

General Meetings.

7. General meetings shall be held as often, and at such times, and subject to such regulations as may from time to time be considered necessary by a general meeting.

Notice of Meetings.

8. Seven days' notice shall be given of a general meeting.

Votes of Members.

9. Each share carries one vote. Votes may be given personally or by proxy.

Directors.

10. The shareholders being landholders in the "Court," shall from time to time be divided into

convenient sections by the "Court" in general meeting having regard to their holdings.

The shareholders forming each section shall be a committee. Heads or representatives shall be selected by each such committee, and shall, with such additions as may from time to time be approved of in general meeting, be the Directors of the Company, and with such powers as the Company shall from time to time in general meeting determine.

The Directors shall hold office for one year from the 25th day of March in each year.

Accounts and Audit.

11. Accounts shall be kept and audited as may be determined on from time to time by a general meeting.

Notices.

12. Notices may be served personally or by post. And all notices posted shall be deemed to have been received by the next ordinary delivery.

APPENDIX E. 2.

REPORT of the DIRECTORS and ANNUAL STATEMENT of ACCOUNTS of the LANDOWNERS' COURT, WINTERSLOW, October 1893. (*See* para. 71.)

Chairman.

Major Poore.

Directors.

Mr. A. Sheppard, Chairman. Mr. H. A. Pragnell, Vice-Chairman.	No. 1 Division of Direction.
Mr. Rufus Clarke, Chairman. Mr. Alf. Noyce, Vice-Chairman.	No. 2*a* Division of Direction.
Mr. Lot Shears, Chairman. Mr. Eli Collins, Vice-Chairman.	No. 2*b* Division of Direction.
Mr. L. Rogers, Chairman. Mr. Jas. Coleman, Vice-Chairman.	Nos. 3 and 4 Division of Direction.
Mr. Edw. Annetts, Chairman. Mr. W. Annetts, Vice-Chairman.	No. 5 Division of Direction.
Mr. J. W. Lovibond.	
Mr. R. A. Poore.	

In submitting to the Court the balance sheet for the first year, the Directors congratulate the Court on the financial success which has hitherto attended its organisation in dealing with the land.

The season has been one of the worst ever known, so that this will bring to the notice of the Court the necessity of doing all that is possible to supplement the land by home industries.

The Directors have under consideration the instituting of spinning and weaving, and are encouraged to urge it as a home industry on account of the success attending its institution in other places.

The Directors would also point out the advantage to be obtained by strengthening family ties through family meetings and consultations for the better management of all family concerns.

One great benefit of the ownership of land is the formation thereby of a working centre round which the family may group itself for administration.

This Court has been organised to show the method of carrying this out.

14th October 1893. R. POORE, Chairman.

Balance Sheet of the Landholders' Court, Winterslow, to July 1, 1893.

CAPITAL AND SHARE ACCOUNT.

	£ s. d.		£ s. d.
Nominal capital—2,400 shares at 5*s.* each, 600*l.*		Shares allotted—240 five shilling shares, fully paid	60 0 0
240 do. paid up	60 0 0		

DEBT ACCOUNT.

	£ s. d.	£ s. d.	£ s. d.		£ s. d.
1892. Paid off	250 0 0			1892, September. Purchase of Cooper's Farm	1,500 0 0
1893. Do.	250 0 0				
		500 0 0			
On mortgage		675 0 0			
			1,175 0 0		
Balance of unpaid debt			325 0 0		
			£1,500 0 0		£1,500 0 0

DEBTOR AND CREDITOR ACCOUNT.

Date.	Debtor.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	Date.	Creditor.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1892.	*Preliminary expenses—*					1892.					
15 Oct.	Cheque book	0 2 0					Payment on account of land sold			200 0 0	
3 Nov.	Seal for Company	1 17 3				Oct.	First half year's payment—Plot 1	57 13 0			
Dec.	Stanford for map	1 6 0					„ 2	148 6 2			
1893.			3 5 3				„ 3	8 9 6			
29 Jan.	Dowden, accountant	1 1 0					„ 4	36 0 0			
30 June	Do. do.	3 0 0					„ 5	12 1 4			
			4 1 0			1893.				262 10 0	
1892.				7 6 3		April	Second half year's payment—Division 1	3 4 0			
8 Nov.	Round, surveying		3 3 0				„ 2A	14 16 2			
„	King do.		3 13 6				„ 2B	21 13 6			
				6 16 6			„ 3 and 4	27 19 6			
29 Nov.	J. King, fee		15 0 0				„ 5	2 19 5½			
„	Do. agency		25 0 0						70 12 7½		
				40 0 0			Arrears paid		3 1 4½		
23 Nov.	Estate work		6 0 0							73 14 0	
1893.											536 4 0
19 April	Do.		9 0 0			19 June	Interest on mortgage				11 12 0
8 June	Cultivation of two acres of barley		6 1 0			25, 30 June	Balance, paid off on No. 12, Plot 2				45 16 6
				21 1 0		7 June	Clarke, timber	6 0 0			
22 June	Company books (Atkins)			0 13 10		„	Do. do.	2 10 0			
19 April	(Waters & Rawlence) for valuation of tillages, straw, &c.			18 3 6		„	Do. do.	8 0 0			
					94 1 1				16 10 0		
	Sundry expenses—					„	Sundry straw	11 15 0			
„	(Wilson) quarter's tithe to Jan. 1893 (Winterslow)	4 17 0				„	Do.	4 10 0			
	(Chislett) half year's ditto to April 1893 (Idmiston)	2 10 2				„	Major Poore, straw	3 7 6			
			7 7 2			„	R. Clarke, do.	1 4 0			
3 Jan.	Rates at 1*s.* 3*d.* in the £		4 4 2			„	W. Annetts, do.	0 10 6			
				11 11 4		„	Do. do.	1 2 6			
8 June	Income tax		1 17 6						22 9 6		
	Rate at 1*s.* 6*d.* in the £		5 4 10							38 19 6	
				7 2 4		April	Rate collected		4 2 1½		
2 May	Interest on debt to Dec. 1892		14 12 0			„	Tithe do.		5 13 0½		
„	Stamp for Interest Deed		1 6 0							9 15 2	
				15 18 0							48 14 8
					34 11 8						
1892.	*Debt paid off—*										
5 Nov.	Debt paid off		125 0 0								
25 Nov.	Do.		75 0 0								
30 Dec.	Do.		50 0 0								
				250 0 0							
1893.											
3 Jan.	Do.		50 0 0								
16 Feb.	Do.		25 0 0								
13, 14 Mar.	Do.		50 0 0								
21 Mar.	Do.		50 0 0								
2 May	Do.		25 0 0								
26 June	Do.		25 0 0								
1 July	Do.		25 0 0								
				250 0 0							
					500 0 0						
					628 12 9						
	Balance in bank				13 14 5						
					£642 7 2						£642 7 2

I beg to report that I have compared the above items with the vouchers, and have examined this balance sheet, and find it correct.

N. Davis, Auditor.

APPENDIX E. 3.

COPY OF LEASE for 2,000 YEARS for SMALL HOLDINGS at WINTERSLOW. (*See* para. 72).

Registered on Estate Register, No. , dated 189 .

Major Poore, to .

Lease of Land, being part of Cooper's Farm, situate in the Parish of Winterslow, Wiltshire.

THIS INDENTURE made the day of One thousand eight hundred and ninety between Robert Poore of Old Lodge in the County of Hants late a Major in Her Majesty's Army (who with his heirs and assigns is herein-after called "the Lessor") of the first part The Landholders' Court Limited herein-after called "the Court") of the second part and (who with his successors in title is herein-after called "the Landholder") of the third part

Whereas "the Court" has been formed for the purpose of *inter alia* promoting the interests of the Landholders therein on Cooper's Farm

Now this Indenture witnesseth that in consideration of paid by the Landholder to the Lessor (the receipt whereof the Lessor hereby acknowledges) and in consideration of the rents provisoes and covenants herein-after contained and on the part of the Landholder to be paid observed and performed

The Lessor demises to the Landholder

All those lands and hereditaments the particulars whereof are more particularly described in the first part of the Schedule hereto

To hold to the Landholder for the term of Two thousand years from the twenty-ninth day of September one thousand eight hundred and ninety-two.

Yielding and paying therefor unto the Lessor the clear yearly rents set forth in the first and third column of the second part of the Schedule hereto payable half-yearly on the twenty-fifth March and twenty-ninth September in every year the first payment to be made on the day of next

Except and reserved out of this demise unto the Lessor the timber and timber-like trees at present standing and all minerals with liberty at all times for him and his agents to enter on the demised premises to cut and work the said timber and minerals and to use so much of the surface of the said demised lands as may be necessary for the convenient cutting and working of the same on payment of reasonable compensation to the Landholder for the use of such surface

And the Landholder (which expression shall here bind the heirs executors and administrators and assigns of the said) covenants with the Lessor and also as a separate covenant with the Court

1. That the Landholder will pay the rents as and in manner aforesaid and also all outgoings whatsoever payable in respect of the demised premises during the said term and whether payable by the Lessor or Landholder or the Court

2. That this lease and all assignments or underlettings and Wills Letters of Administrations or evidence of acts of law and other documents in any way affecting the Landholder's interest in the said premises or any part thereof shall within one week of the date thereof be produced to the Secretary of the Court for registration by him on the register of Landholders and such register shall be accessible to the said Landholders

3. And it is further agreed that all disputes (except as to the rent in the second column) of any sort or kind between the Lessor and Landholder or the Court or any of them with reference to these presents or anything herein contained or arising hereout or connected herewith or the premises hereby demised shall be referred to some person or persons from time to time to be named by the Court and the Landholder whose decision shall be final and the provisions of these presents shall be deemed and considered to be a reference to arbitration to such person or persons from time to time within the provisions of the Arbitration Act 1889 or any statutory modification thereof and be enforceable accordingly

4. Provided that if the rent hereby reserved shall be in arrear for the space of twenty-one days whether lawfully demanded or not or the Landholder shall not perform his part of these presents then the Lessor may re-enter into the demised premises or any part thereof in the name of the whole and repossess and enjoy the same as if these presents had not been made and the term hereby created shall accordingly cease but without prejudice in any manner to the rights of the Lessor or the Court against the Landholder for breaches by the Landholder of his part of these presents prior to such re-entry

5. The Lessor doth hereby covenant with the Landholder that the Landholder performing the Landholder's part of these presents may peaceably and quietly possess and enjoy the demised premises without any interruption by the Lessor and that the Lessor will acccept the amount set out in the second column of the said Schedule in lieu and satisfaction of the rent set out in the first column of such Schedule

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written

The SCHEDULE before referred to.

FIRST PART.

All those hereditaments and premises together with the buildings thereon and appurtenant thereto containing acres roods perches or thereabouts being part of an estate known as Cooper's Farm in the Parish of Winterslow in the County of Wilts and for identity but not accuracy delineated on the plan drawn hereon and thereon coloured pink.

SECOND PART.

First Column.	Second Column. Amount payable to Lessor for Redemption of Rent in First Column.	Third Column. Rent payable throughout the whole Term.
	£ s. d.	
1st year.		And also the proportion of such sums as the Lessor shall from time to time pay in each year for tithe rates, taxes and outgoings, on account of Cooper's Farm, the amount thereof to be ascertained under Clause 3 hereof. The Tithe on the whole of the estate and the rates being calculated in proportion to the acreage of the land.
2nd year.		
3rd year.		
4th year.		
5th year.		
6th year.		
7th year.		
8th year.		
9th year.		
10th year.		
11th year.		
12th year.		
13th year.		
14th year.		
15th year.		

Signed Sealed and Delivered by the said Robert Poore in the presence of

The Common Seal of the Court was hereto affixed in the presence of

Signed Sealed and Delivered by the said

in the presence of

APPENDIX F.

STATEMENT by Mr. E. A. RAWLENCE on "the INFLUENCE of the MIDDLEMAN on the MARKET. (*See* para. 100.)

In regard to the influence of the middleman in the market, although in the struggle for life one cannot blame him in the least degree for making the best bargain he can for himself, still the hold which he has obtained on the markets is undoubtedly used very much to the prejudice of the producer. Thus the system under which the middleman purchases butter and cheese in the dairy districts of Dorset and Somerset works very prejudicially to the farmer. The middleman is well aware that when the rent becomes due the tenant farmer will then be compelled to realise his goods, hence we find him unusually active at these periods, and by giving the farmer ample statistics as to the huge quantities of foreign butter and cheese which are in the market or on the water, he generally manages to make a good bargain for himself. I have also reason to believe that the market for these products in great centres is often unduly reduced by the competition between the middlemen to obtain the custom of retailers. This is especially the case with one very large firm of wholesale milk merchants in this district, who in order to obtain London custom are credited with having considerably reduced their prices to the retailer, and then they come back to the farmers with the statement that, as they have had to reduce the price of milk to the retailer in London, they must correspondingly reduce the price to the producer. The only way in which the manipulation of the market in this way is to be obviated is by some large system of co-operation. I fear that tenant farmers have neither the capital nor the disposition to work on these lines, but it is for the consideration of landowners whether in their own interest they should not start some large scheme in this direction, which might very properly be taken up by some union such as Lord Winchilsea's, and if worked well would, I believe, pay a good interest on the capital employed, besides proving an immense boon to the tenant farmer by breaking the monopoly which the middleman now possesses of the produce market.

By way of illustrating this I give the result of a conversation with a very hard working farmer's wife near Okehampton, Devon, which I had a few days since. She informed me that she could at present only obtain 8½*d.* to 9*d.* per lb. for butter in Okehampton market, which is on the north side of the Dartmoors, and I have since made inquiries as to the present retail price of butter at the sea coast towns of Dawlish, Torquay, and Paignton, just on the opposite side of the Moors, and I am informed that it is 1*s.* 1*d.* per lb. She also informed me that she can only now get from 3*s.* 6*d.* to 4*s.* per couple for fowls as against 4*s.* to 5*s.* some years since, and 4*s.* to 4*s.* 6*d.* for ducks as against 4*s.* 6*d.* to 5*s.* formerly, and what is worse still, dealers often won't buy at all, and as a consequence much of the poultry is taken to the market alive, so that it may be brought back again if not sold. She illustrated this by the fact that last summer, as she could not find a market, she kept her chicken on to Christmas. She took 20 to the Okehampton Christmas market on a Saturday and could only sell about half of them. She took the rest to the Exeter market on the following Wednesday in a pouring rain, and after staying about all day wet through, she managed to clear out at an average price of 4*s.* 9*d.* per couple. As these fowls weighed from 10 to 12 lbs. per couple out of their feathers, they did not realise 6*d.* per lb., or much less than butcher's meat. Yet it is contended by many that farmers ought to produce more poultry, on account of our large imports, but those who argue thus overlook the fact that from climatic reasons we cannot produce poultry and eggs for several months in the year, and that our imports are collected from an enormous area. If it could be proved, I believe that the products of Great Britain in these directions would average more per square mile than any country in Europe. My informant ascribed this great fall in prices to increased production, especially amongst cottagers, stating that she was confident that there are three head of poultry now in Okehampton market to every one 20 years ago, and that she knew of one cottager who had 70 ducklings for market this year

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HUNTER PRINGLE
(ASSISTANT COMMISSIONER)

ON

SOUTH DURHAM AND SELECTED DISTRICTS

OF THE

NORTH & EAST RIDINGS OF YORKSHIRE.

Presented to both Houses of Parliament by Command of Her Majesty.

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1895.

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Appendix A.

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SOUTH DURHAM, AND SELECTED DISTRICTS OF THE NORTH AND EAST RIDINGS OF YORKSHIRE.

To Herbert Lyon, Esq., Secretary,
the Royal Commission on Agriculture.

I.—Introduction.

54, York Road, Kingstown, Co. Dublin,
28th November 1894.

Sir,

Locality to which Report refers.

1. The Report which I have now the honour to present refers to that portion of Durham county adjoining the North Riding of Yorkshire, which from its position might be called "the Darlington district;" also to those parts of the North and East Ridings of Yorkshire whose centres are the towns of Leyburn, Middlesborough, Thirsk, Richmond, Helmsley, Malton, Driffield, Market Weighton, Selby, and York.

The country comprised within these bounds has certain distinguishing names, which it will be well to enumerate. Richmond is in "Swaledale," Leyburn in "Wensleydale." The country between Middlesborough and Redcar, Saltburn, and Guisborough, is in "Cleveland." The central portion of the county from Thirsk to York forms "the Vale of York," while, stretching eastwards towards Helmsley and Malton, lies "the Vale of Mowbray" and "Ryedale." To the north of Ryedale, several narrow valleys run up into the heart of the mountains, and these are named "Bilsdale," "Bransdale," "Farndale," and "Rosedale." The district between Malton and Driffield, Driffield and Market Weighton, is on "the Yorkshire Wolds."

Description and diversities of soil and modes of farming found in South Durham and North Yorks.

2. In such a large district great diversities of soil occur, and several systems of farming prevail. In Darlington district, and in Cleveland, the presence of collieries, iron and steel works, manufacturing towns, and trades of various denominations, controls the course of agriculture by offering an abundant market for the sale of all agricultural produce, whether it be milk, butter, hay, straw, potatoes, vegetables, or meat. Many of the farmers a few miles south of Darlington dispose of their produce in Shields, Gateshead, and Newcastle. But Stockton, Middlesborough, and the iron works in Cleveland absorb the output of the surrounding locality. Much of the soil is poor. To the west of Darlington, and generally speaking in Teesdale, the land is good and fertile, but northwards, where the coal stratum prevails, a great deal of cold, bad, wet clay is found. In the neighbourhood of Worsall, Dimsdale, and Stokesley, heavy clay again occurs in large quantities. Cleveland, take the district as a whole, is a clay district.

Referring to the general features of farming in this manufacturing and mining district, Mr. Winter, agent to the Ecclesiastical Commissioners, states that "the "presence of mining towns and villages keeps up the value of things. If some of "our inferior clay farms had been in the purely rural district of Yorkshire, they "would have gone out of cultivation altogether long ago. It is the selling of hay "and straw, and the demand for dairy produce, that has kept up farming here. Near "Sunderland and Gateshead standing clover makes large prices, from 10*l.* to as high "as 15*l.* per acre. Straw is worth at least 3*l.* per ton."

In South Yorks, near Selby.

3. In the neighbourhood of Selby, agriculture again benefits in a special manner by the proximity of large consuming centres. Much of the soil is old warp, and manure is easily obtained by boat or barge. To the west of Selby town the land is easily worked, some of it being light sand. Potatoes are largely grown, and the crop is either sold by the acre to contractors, or consigned by the farmers themselves to the towns east and west of Selby. Hull, Grimsby, Doncaster, and the great group of manufacturing centres congregated in the southern division of Yorkshire, are easily and speedily reached, and as the quality of potatoes grown is good, they command the highest current prices. In this district, then, agriculture has special features.

Sheep farming and cheese making in Wensleydale.

4. In Wensleydale the breeding of sheep and manufacture of a fashionable variety of cheese give farming an impetus. Wensleydale sheep are held in high esteem, and command good prices when sold for breeding purposes. Of late the demand from the Scotch side of the border has, I was informed, fallen off, but there is nevertheless a fair trade and remunerative prices are still obtainable for carefully selected lots. The cheese trade is reported to be flourishing, and good samples are easily sold. "Tip-top Wensleydale," I was told, "is worth 120*s.* per cwt., and a first-class cow should be worth from 30*l.* to 36*l.* from cheese alone."

General features of Yorkshire dales.

5. The general features of the dales, which, emerging from the great central plain, run up towards the Pennines, are these. Some of the dales are wider and more expansive than others, but all are alike in that the low lying land is rich and well suited for either grass or tillage. As the mountains are reached, the dales become contracted and narrow, while the slope becomes more abrupt and the soil thinner and sharper. Swaledale, in its earlier reaches, forms a splendid agricultural district. Such farms as those in the occupation of Mr. Teesdale Hutchinson of Catterick, are rarely met with in any country. For a few miles above Richmond the valley continues open and arable, but about Marske we reach low hills, and the nature of the country begins to alter. We are leaving the cultivated land and rapidly reaching the pastoral and mountainous country. At Reeth the valley divides into two, Arkengarth Dale, so called from the Arken Beck which flows down the dale, and Swaledale, and these two penetrate into the very bosom of the range of hills dividing Lancashire from Yorkshire. A valley like Swaledale may therefore be said to possess three distinct systems of farming, at its head purely pastoral and moorland with meadows and a few arable fields near the bed of the stream, a mixture of pastoral and agricultural between mountain and plain, and purely agricultural in the plain. Bilsdale, Farndale, and Bransdale are very narrow, and the small extent of arable land seen there is poor in quality, and difficult to cultivate, because of its steepness. Attached to these farms there is the liberty to run so many sheep and cattle on the moors overlooking them. The vales of York and Mowbray are broad and fertile, the soil varying from light sandy loam to stiff clay. The Wolds are distinctly turnip, barley, and sheep land, and the soil is light and easily wrought. In some places the chalk comes near the surface, and the soil suffers from drought in dry weather, but over a run of seasons the Wolds provide an excellent agricultural soil, and must be considered as safe and reliable land for mixed farming.

Stock farming a leading characteristic in the arable districts.

6. Although a large proportion of the lowlands of Yorkshire still bear the character of corn-growing land, it is worthy of note that the breeding, rearing, and feeding of stock has ever formed a leading characteristic of their agriculture. Except on the strong clay, where formerly corn growing pure and simple held the sway, it could hardly be said that farmers at any time depended mainly on their sales of wheat, barley, and oats. On the contrary, stock and stock farming in some shape or form have always been intermingled with the cultivation of the soil.

I have never in my experience travelled in any district where the stock of cattle reached such a high standard. Yorkshire is the home of the Booths and Bates, and although the ordinary run of beast may not always be possessed of ancient pedigree, it is apparent to any practical man that great care is everywhere observed to use good bulls, and so do full justice to the progeny. Moreover, horse-breeding is largely pursued; Cleveland bays, shires, hunters, and hackneys have each their supporters and advocates, and looking over the evidence obtained from farmers, I find repeated testimony to the help that farming has obtained from this branch of the industry.

General high character of farm buildings.

7. In immediate connexion with the important relation that stock farming bears to Yorkshire agriculture, attention must be drawn to the class of buildings and winter accommodation provided for cattle. On some of the estates visited by me, covered yards may be seen on almost every farm. They have become a *sine quâ non* for successful farming. In such high esteem are they held, that on poor estates, or when the landlord preferred not to lay out money on buildings, the tenants express themselves as prepared to cover their own yards if loans could be had for such purposes at a low rate of interest. I saw yards completely covered by slates, galvanized iron, and timber, and all distinctly spoke in favour of the system, no matter what the material made use of.

Climate.

8. The climate of this extensive district or combination of districts varies according to the situation and proximity to the hills. In the pastoral parts the rainfall is heavy and the seasons late, but in the arable districts the climate is favourable to the system

of husbandry pursued. Take Yorkshire as a whole, and the circumstances of climate may be said to facilitate mixed husbandry, *i.e.*, the growth of corn, roots, and grasses. The country is well watered by numerous rivers, brooks, and becks, while valuable shelter has been provided in exposed localities by well placed woods and plantations. Although it would be incorrect to say that the interests of the tenant have been nowhere sacrificed to the inclinations of the properietor by an excess of hedgerow and headland trees, I think it will be admitted by those who have had the opportunity of comparing Yorkshire with more southerly counties that the nuisance is less frequent in the north than in the south.

Railway facilities.

9. The manufacturing and mining districts of Yorkshire and Durham are well supplied with railways, and the more fertile plains and arable localities suffer little inconvenience from the absence of such facilities, for the trunk-line of the North-Eastern Railway runs from north to south, and connects itself to important business towns east and west by offshoots and branches. But there are many parts placed at a clear disadvantage in the matter of railway communication. Not only was this matter brought prominently under my notice by witnesses, but I saw for myself the full force of the position by driving from Helmsley to the head of Bilsdale. I could not but feel that the farmers I met at Chop Yett were hampered in their business, and prevented from fully developing it, by the fact of their being cut off from the outer world and the fine markets of Durham, Cleveland, and South Yorkshire. The same remarks may be made of several other dales, which form no inconsiderable portion of the two counties. This absence of communication is to be regretted for more reasons than those connected with the prosperity of agriculture.

Opportunity for light railways for the Yorkshire dales.

10. With reference to Swaledale Mr. John Hutton of Solberge stated that at present the railway terminates at Richmond in Swaledale. Between Richmond and Reeth, a distance of about 10 miles, the country is rich and fertile, but delivery for hay, stock, dairy, and poultry produce is awkward and costly. The lead mines between Reeth and Marske, and in Arkengarth and Upper Swaledale, once in constant work, are now closed, chiefly on account of the remoteness of their position and distance from any railway station. Owing to their stoppage the population fell 31·8 per cent. between 1881 and 1891. The bulk of the farmers there are freeholders, and they complain severely of the absence of a railway.

"A light railway would simply be the making of the dale."

I think the advisability of providing every dale of any importance with a light railway of its own is worthy of careful consideration.

Size of farms

11. On the Wolds the farms are large. From 450 to 500 acres may be considered an average size where the land is chiefly under rotation, but when sheep-walks occur the acreage increases and examples of 1,000 acres in one occupation are by no means uncommon. Major Staveley, whose beautifully managed farm at North Dalton measures 837 acres, mentions 500 to 600 acres as a fair sized Wold farm.

In Darlington district, and generally speaking within easy reach of large towns, small farms prevail. From 150 to 180 acres seems to be a favourite size. Dale farms vary in size. In some dales, such as Bilsdale, 150 acres would be considered a large undertaking, but it must be remembered that, in addition to the possession of the holding, the tenants have sheep and cattle "gaits" on the moors.

In Wensleydale 200 acres is stated to be an average size for mixed husbandry. But in the outlying parts, where wide hill-runs and purely pastoral farming occurs, holdings of 2,000 acres and upwards are not uncommon. The size of dale farms depends a good deal on the quality of the soil. The better it is the more the tendency to limit the area. When valley land (arable) and poor hill land are both included, 350 acres might be taken as a fairly representative figure.

In the fertile central vale, and, generally speaking, away from the classes I have already dealt with, from 220 to 280 acres seems to be an average size of holding.

Among the mines and pits to the extreme west of the district, many of the holdings are under 60 acres in extent, with "stintage" or commonage on the hill added.

Prevalence of "working farmers."

12. Of the farmers under 300 acres, there are few who could not be called "working" men. Those who do not actually "strip their coats," act as their own bailiffs, and see to the feeding of their own stock. Many of the smaller farms of 200 acres and under are worked with family labour. An owner of land in Yorkshire thus refers to his

tenantry, "Our farmers are more frugal than south country men. My biggest tenant* "works in the harvest field. His son works with the men. The girls make up all "the dairy produce and feed the calves. All are hard-working persons." Many references to the disappearance of gentlemen farmers were made by those persons whom I examined both in South Durham and Yorkshire, and agents to a man testified to the great demand for good farms under 250 acres, and difficulty in finding tenants for large holdings. There can be no doubt that this run on small acreages is one result of agricultural depression. It does not appear that more capital is put into farms now than was formerly the case, indeed, the probability is that as all things are cheaper, whether it be stock, crop, or farm implements and machines, the starting capital is lower per acre than at the time of Mr. Coleman's visit. The greater desire for smaller farms proceeds to a large degree from the losses sustained on larger occupations, and a falling-off in the general powers of stocking land. Twenty years ago banks were not unwilling to assist farmers when entering new occupations and although I am fully persuaded that farming on borrowed money never prevailed in this district to the same extent as in the purely corn-growing counties upon which I have already reported, it nevertheless was the case that farmers were at times tempted to increase their territory and take larger holdings with capital not their own.

During the last 10 or 12 years a reaction has set in. Bankers are guarded and careful in their advances, and farmers on leaving their last homes are constrained to look for such sized farms as may be stocked and managed with reduced working capital. Numerous references were made in evidence to the powerless position of land agents when arranging reductions of rent with tenants of large farms, and from all quarters I learned that for one offerer for a farm of 600 acres there were ten or more for a place of 200. Large tenants were stated to be in such a strong position that they could "almost dictate their own terms," whereas when a small or middle-sized farm of fair quality, with plenty of grass and a good character was in the market, people were most anxious to get it.

II.—Agriculture since 1880.

Results of the bad seasons 1876 to 1880.

13. As stated in Mr. Coleman's Report, the bad seasons and bad crops which befell agriculture in the later part of the seventies were the precursors of a serious agricultural depression. At the commencement of this wet and sunless period rents stood at the highest point. A rise of rent had been almost universal. The annual rental of one estate in Yorkshire was increased by almost 10,000*l.* in consequence of a valuation made in 1868, some individual rents being increased as much as 35 and 40 per cent. Mr. Coleman, the Assistant Commissioner to the Duke of Richmond's Commission, has well and fully described the terrible consequences of years 1876 to 1880 upon the agricultural community of Yorkshire and Durham, and I met with many persons prepared to testify to the truth of all that he wrote. The loss of capital sustained at that time must have been very large, and the number of farmers ruined outright considerable. But of still greater importance in connexion with future events was the damage done to the land by the inclement weather, and the almost impossibility of conducting tillage operations to any purpose.

1879 a disastrous year, even on the Wolds.

14. The memorable year, 1879, literally sealed the fate of thousands of acres of strong clay, and sounded the death knell of a large number of farmers of all classes. Even on the Wolds, where wet weather can be tolerated, "the goodness" was stated to have been "quite washed out of the land by '79." The crops during that year were miserable, some never attained to maturity at all; the samples were high-coloured, weatherbeaten, lean and lank; on farms in good condition the plant of young seeds was seriously injured by the smothering effects of lodged corn; and lastly, the breeding flocks were rendered unhealthy by the watery state of the grass and roots, and a severe loss was sustained in the lambing fold of 1880. On a few favoured farms a fair crop of turnips was grown, but, as a general rule, roots were very poor.

Bearing in mind that 1879 followed upon a series of indifferent years, when farmers had either been losing money or making none, and that porous soil of shallow depth can be reduced almost to a condition of sterility by long continued rain, it will be easily understood how severe must have been the drain on the savings and resources of farmers on the Wolds. Prices had already begun to totter. Wool, one of the main sources of profit to sheep breeders on light land, had fallen 50 per cent.

* Size of farm, 394a. 2r. 24p., half grass, rent 520*l.*

Beef and mutton had depreciated in value. Foreign competition was every day widening and deepening, the increasing imports from India and America steadily breaking down the prices of home-grown cereals. In the opinion of such farmers as I met, and who had clear recollections of this adverse period, it was not till 1885 that the Wolds had fully recovered themselves, or got over the dissipation of fertility caused by 1879. Moreover, it was pointed out that in order to bring their farms back to good condition amid falling prices and bad markets, heavy demands were made upon private capital and the remnant of past savings. Major Staveley, a gentleman of great practical experience and unusual intelligence, himself an owner as well as extensive tenant farmer, said that the depression began in 1877, but did not become serious till 1879. "Up till 1875 we had an uninterrupted run of prosperity "in this locality." Mr. Jordan, of Eastburn, who cultivates a magnificent 1,300 acre farm on the edge of the Wolds, confirms Major Staveley's statement, while Mr. Brough, of the Wold Farm, Market Weighton, says: "The depression began "between 1876 and 1880. The soil was deteriorated by continuous wet, and the "Wolds, being open below, suffered more than closer soils. My other low-lying "farm paid me better during the bad years than this place, but on the two "occupations I lost heavily. In consequence of the bad years several of our farmers "were ruined. This is what we call a '*cold*' Wold. The soil is deep, but we are "high lying and late, and we suffer far more from wet weather than on the shallow "and warm Wolds."

Mr. Chowen, Lord Londesborough's popular agent, bears out all the statements of the tenantry. He says that the loss of capital sustained during the earlier years of depression must have been very great, and he is conscious of the sacrifices that were made in order to bring back lost fertility to naturally hungry land.

But Mr. Chowen again supports Major Staveley with respect to the consequences of these very bad years, followed by continued depression, on those farmers who had no spare capital to fall back upon. In such cases the land has never fully recovered, and in some quarters the stocks of sheep and cattle encroached upon in order to raise money for ordinary necessities, have never regained their former numbers or quality. The large number of farmers said to have been reduced to a "struggling" condition by 1879 and its forerunners is not difficult to account for. Farmers seldom take less land than they can stock, and although there was no unusual number of changes of tenants during the last five or six years of good times, still in the ordinary course of events many new tenancies commenced. Now, assuming that farming was a very profitable business from 1870 up to 1876, and that such as took farms in the first of these years had succeeded in laying by some savings, we could hardly expect that they had accumulated sufficient spare capital to withstand three unprofitable years and one disastrous season, and yet still have a residue of wherewith to re-invigorate land which had become impoverished or replace stock which had died from disease. On the contrary, I am convinced from the teaching of Mr. Coleman's Reports, borne out as they are by the testimony of Yorkshiremen during my visit to their county, that a very large proportion of those who took land between 1870 and 1876 were crippled to such an extent during their passage through these bad years that they were really precluded from hopes of recovery. Savings gone, capital lost, land exhausted, stock reduced, prices falling—what prospect was there of recovery? Many, whose history I have tried to describe, have gone, some to smaller farms, some to other lands, some no one could tell me where. Others remain, struggling along as best they can. More than one that I heard of must needs have retired long ago had not their landlords forborne and forgiven arrears of rent.

But I have no reason to believe that the older stock of tenants on the Wolds have passed through such a fiery trial. With them there undoubtedly had been a long succession of profitable years, and when the bad seasons came they had the accumulated savings of many years to fall back upon. That a great deal of this capital was lost seems to be certain, but there was always enough for the necessities of the moment.

15. I am dividing the 19 years, 1876 to 1894, into two periods. The first, 1876 to 1885, embracing the lean years 1876 to 1879, the disaster of 1879, and the five years of exhaustion and recovery, 1880 to 1885; and the second, 1886 to 1894. Neither did Mr. Coleman report, nor was it stated to me, that at any time a collapse of farming occurred in the Wolds. There were losses all round and some

The two periods of depression.

departures, but the main body of Wold farmers held their ground, and I have every reason to believe that, had a revival of prices followed the years of exhaustion and recovery, much lost ground would have been regained ere now.

The year 1893.

16. The second period, 1886 to 1894, has not, so far as the weather and the crops are concerned, been unfavourable to Wold farming. There have been good seasons and bad, heavy crops and light, rapid harvests and prolonged. With the single exception of 1893, sunshine and shower have been fairly distributed, and even 1893 does not appear to have been anything like what it was in the counties I have already reported upon. Grass was very scarce, but deficiency in quantity was met by superiority in quality. Cereals, although short in straw, yielded well, and turned out a good sample. Roots, if not a bumper crop, were a fair average, and gave satisfactory results as food for stock. Hay was below average in bulk, but of good quality. The crops of 1894 I saw myself. All cereals looked well in stook, and stackyards promised to be bulky, but swedes and turnips had a wretched appearance. On some of the very best managed farms many fields had been sown and resown, each braird devoured by fly as it appeared above ground. On Major Staveley's occupation a full plant had been secured, and, with an open autumn, a fair crop may yet be realised, but elsewhere great breadths of turnip land were almost plantless.

Falling prices.

17. But if the second period has not been rendered notorious by bad seasons, the affairs of the Wold farmer have been sadly affected by steadily falling prices, not of corn alone, but of everything the land produces for sale. Contrast the proceeds of the annual clip of wool on Eastburn Farm now to what they were 20 years ago, and some conception may be formed of the position of the sheep-breeder and feeder of the Yorkshire Wolds. Mr. Jordan keeps a breeding flock of 450 ewes, rears and feeds his own lambs, and clips from 1,200 to 1,300 fleeces.

	£	s.	d.
In 1864.—1,500 fleeces sold at 35*s.* per stone of 14 lbs. made	1,925	0	0
1873.—The clip „ 29*s.* „ „	1,427	0	0
1879.— „ „ 14*s.* „ „	552	17	0
1880.— „ „ 18*s.* 9*d.* „ „	721	16	0
1887.— „ „ 12*s.* 6*d.* „ „	614	0	0
1894.—1,260 fleeces „ 12*s.* „ „	507	11	0

Without mentioning figures, it is well to observe that if the rent of this farm were returned to the tenant, it would not quite make up for the depreciated value of the clip. Of the 1,300 acres occupied by Mr. Jordan, 250 are in grass, and 1,050 worked on a four-course shift. The falling off in revenue under such conditions must be enormous, for wheat covers a large area. In spite of this, both Mr. Jordan and Major Staveley continue to farm in such high-class style that the very idea of "depression" vanishes from the mind of the stranger privileged to examine their admirable occupations.

Suitability of temporary pastures to the Yorkshire Wolds.

18. I am prompted by the observations made by Mr. Coleman (*see* page 143 of his Yorkshire Report) to offer a few remarks under the same heading as my late predecessor has adopted, "Importance of keeping seeds down for two years," with reference to farming on the Wolds. I rejoice to find that Mr. Coleman returns again and again to the advisability and suitability of this temporary grass system. It would be difficult to conceive of any country better suited for temporary pasture than these Wolds. They are naturally sheep-breeding lands, sound, dry, and healthy. They provide two of the first essentials to the well-being of sheep, viz., large fields and fine, fresh, open air.

While admitting the suitability of the four-course rotation to ready working soil in the days of profitable corn growing, it would appear that to persevere in it upon land naturally devoid of humus or vegetable matter, with prices of corn at their present low level, and labour as dear as ever, is most impolitic. If we were dealing with land which would not take kindly to grass, or which, in grass, was not healthy for sheep, Mr. Coleman's recommendations might not meet with the warm support one is constrained to give them. But everything points the other way. On North Dalton, where a mixture of natural grasses has been sown, the results have been *most satisfactory*, and it is no exaggeration to say that by their introduction one or two of the worst fields on the farm have been rendered most valuable. The quantity and quality of the herbage there growing quite surprised me, and the number of animals the pastures were

keeping was equal to the best results that I have ever heard of in Roxburghshire, where the system is held in the highest esteem, and thoroughly understood. But Major Stavcley gave me a further illustration of the benefit to be derived from temporary pastures. Mr. Coleman mentions the natural weakness of the Wold land, and its inability to stand constant cultivation without loss of fertility. On North Dalton the restorative effects of temporary pasture revealed themselves in a grand crop of oats growing on land broken up from a three years' lay. Although most of the lea corn on the farm had been top-dressed, this field, *without any assistance*, excelled them all. I am convinced in my own mind, after what I saw at North Dalton, that *the Wolds could be farmed under a six or seven years' rotation to immense advantage.* By leaving the grasses down three or four years, reducing the acreage under corn, and, if necessary, taking turnips after grass, the great capabilities of Wold land for sheep-breeding and rearing could be developed to the full, and all this risky and costly method of maintaining an artificial fertility at a dead loss got rid of.

I have referred to the benefit derived by the lea corn crop from the rest in grass, but the value of rest reveals itself even more in the root than the corn crop. The storage of vegetable matter not only increases the bulk, but greatly adds to the feeding value of the turnip crop.

One can to a certain extent sympathise with Wold farmers in their opposition to a change which would mean fewer horses, less tillage, smaller stackyards and reduced receipts, but these things would all be rendered tolerable by the assurance of increased fertility, lessened expenditure, and more certain profits.

Changes of rents on the Wolds.

19. The alterations in rents on the Wolds from 1875 to 1894 are best described by extracts from farm books and estate accounts. The rent on a Wold farm prior to 1877, was 1,050*l.* In 1877 the tenant now in occupation entered it at an increased rent of 1,150*l.* In 1880 a return of 10 per cent. for the year was made. For the first half of 1881, 10 per cent. was returned, and then the rent was permanently reduced to 1,050*l.* The following amounts have since been paid :—

	£		£
1882–3 -	No change	1889 - -	775
1884 - - -	1,025	1890 - - -	750
1885 - -	1,000	1891 - -	850
1886 - - -	925	1892 - - -	825
1887 - -	850	1893 - -	720
1888 - - -	825	1894 - - -	750

These have all been remissions, and the rent actually stands at 1,050*l.* The 1894 payment was 34·7 per cent. reduction on the rent paid in 1879.

On another fine farm the present rent shows a reduction of 25 per cent. since 1879. About 1879 the rent on a high-lying farm was 20*s.* per acre. Remissions varying from 10 to 25 per cent. followed until two or three years ago, when a permanent reduction to 14*s.* 3*d.*, or 28·7 per cent., was made. In the returns from a Wold estate (*see* App. B.X.), the rents on a number of typical farms of different sizes and descriptions are given. Over an area of 3,176 acres purely Wold, rents have been reduced 26·6 per cent.

It is right to add that on the majority of Yorkshire estates landlords have at times substituted outlay on drainage, buildings, cake, and manure, for remissions in money. Assistance given in this way appears to be equivalent to a permanent reduction in the case of buildings and drainage, and in the case of cake manure to be superior, because more enduring in its after effects, to yearly presents. Although there are still great opportunities for further improvement to buildings on the Wolds, it is quite apparent that a great deal has been done by landlords during the last 15 years.

A land agent's evidence on depression on the Wolds.

20. Referring to the existence of depression among the tenants of an estate measuring 57,000 acres, chiefly Wold land, the agent stated as follows :

"Depression does exist in the district. Bad seasons followed by low prices have hit "our farmers very hard. Every acre on the Wolds should carry a sheep, and the fall "in the value of wool, not to mention anything else, cannot be short of 10*s.* an acre. "In many cases capital has been lost, and there I notice great deterioration in cultiva- "vation ; also in some cases stock is decreasing in quantity. In quality, I think "there is rather an improvement."

Land in the landlord's hands.

21. Between 1880 and 1885 a considerable area of land appears to have been in the landlord's hands ; not because it might not have been let at a price, but because it

was surrendered in bad order and had to be put right. In 1892 five farms were in hand on one estate, and they were being worked at a dead loss. Within the past two years good tenants have been found for all of them.

From various parts of the Wolds, I heard that there was now no land unoccupied, very little in the landlord's hands, and of late years no exceptional number of changes of tenancy.

History of agriculture on strong clay soil.

22. The history of agriculture on strong clay soil is very similar in this district to what I have stated in my Reports from more southerly counties. This class of land suffered intensely during the first years of depression. It soured and sickened because of the wet and cold character of the season. Much of it either tumbled down or was hurriedly laid down to grass in slipshod fashion, while that which was still cultivated gave wretched returns, and proved the ruin of many farmers. Even proximity to large and increasing markets failed to arrest the downward progress. The strong clays near Darlington afford a fair specimen of this. A large proportion was permitted to go out of arable cultivation between 1879 and 1885, and rents fell as much as 50 per cent. in many instances. One farm of 174 acres formerly let at 140*l.* was let at 68*l.* The tenant of a wet poor clay farm of 260 acres, says "The times began to change about "20 years ago. From 1875 to 1880 were very bad and wet. My sheep rotted year "after year. My landlord forgave me a lot of arrears 14 years ago. Only that I had "some money left me by a relative, we could not have kept going, for our capital "was lost. Of my neighbours some have gone altogether, and others are very much "hurt. We work the farm entirely with our family labour. If we had to hire "labour we could not make ends meet. The old rent was 150*l.* Now I pay 75*l.*, "but my landlord did a lot of draining for me, and I pay interest on that over and "above the rent. My sons get no wages, and are not nearly so well off as labourers. "Almost the whole farm requires draining."

An attempt was recently made to dispose of a property near Darlington, but out of 10 lots only one found a purchaser. In the Dimsdale and Stokesley neighbourhood, where the lower lias formation occurs, the consequences of the wet seasons are distinctly seen in the large acreage of poor pasturage and the general low standard of agriculture. Mr. Wilson, of Worsall, and Mr. Braithwaite, of Stokesley, gave me valuable evidence with respect to these localities. "Wheat-growing land" said they, "has fallen two-thirds in value since 1879. Poor clay, if in fair cultivation, makes "from 12*s.* to 15*s.* an acre rent, but clay land in need of draining can hardly be let "at all. Rents on strong arable land are in many cases almost nominal, and still "unless the season is favourable a loss is sustained on the mere cost of cultivation. "During the past 14 years farmers have lost their capital. Not long ago three "farmers applied to the board of guardians for relief, and we know of others tending "the same way."

As has been already stated, stiff clay occurs in varying quantities throughout the vales of York and Mowbray, in Ryedale, and between York and Selby. Lord Wenlock's large Escrick estate comprises a considerable area of heavy land, much of which has been laid down to grass with the help of the landlord. The opinions entertained by the witnesses I examined in these parts entirely coincide with respect to the course which agricultural depression has taken on Yorkshire clays since 1876. During the wet seasons cultivation could not be properly carried on, many tenants were ruined, and much land got into a very bad state. Between 1879 and 1886 a large area went to grass, and at that time so great was the difficulty in finding tenants that many farms were in hand. From being principally arable, these farms were gradually converted into pastoral holdings with one-third or one-fourth arable, and as such they are now occupied at reduced rents. Several examples were quoted by witnesses to show how rents had fallen on places "farmed out" by failing tenants. One of these will serve as a sample. In 1870 a rent of 700*l.* was paid for a farm of 450 acres recognised as excellent wheat-growing soil. The then tenant made money, and left about 1875. His successor paid the old rent, but after going through five or six bad years he failed and left. Another man hired the place at a reduced rent, but he had no capital, and got behind with his rent. After 10 years the landlord discharged him, and the farm was taken by the present tenant at a rent of 250*l.*, on a lease.

History of agriculture on mixed soils.

23. The events of the past 19 years on mixed soil, where arable and grass farming are combined, differ but little from what has been written with reference to the Wolds. An extensive and experienced owner and farmer of mixed soil in Thirsk district, says, "Things went wrong about 1876, and 1879 ruined plenty. Many came down there

" and then, but others hung on for a year or two. On strong land where sheep " cannot be bred and corn used to be largely grown, the depression arising from bad " seasons and low prices was very acute. We have very few large holdings about " here. The general run is from 200 to 250 acres, and family labour is very common. " Family labour induces men to go into small farms with insufficient capital. " Moreover in this district small farms are generally on inferior land. Between 1879 " and 1885 a great many of them failed or gave up. Some of my old servants took " small farms nine or 10 years ago, and they tell me they are poorer by far than they " were in service. Depression certainly exists, but it is not so marked here as on bad " or stiff land. Neither is it so severe on large farms. Farms with a fair proportion " of old grass have been greatly helped by breeding sheep. The increase in rents " about 1875, did a great deal of damage, for it was succeeded by a run of wet seasons. " Many old farmers held on for a year or two, and then gave up, finding the land too " dear. After they left, some of their farms remained in the landlord's hands for five " or six years. They would not take reasonable rents. Landlords seldom farm to " profit, and the land was ultimately let at far lower rents. There is very little in " landlords' hands now. Rents have been enormously reduced on clay soil. Since " 1879 it has been a steady depression. Seasons have been variable, but prices have " been always disappointing. Last year was the best we have had for 14 years. Our " corn was wonderfully good, and turnips equally so. Prices were low, but we have " had them infinitely worse. Barley made 6*s.* per quarter more than in 1892. My " 1893 barley crop realised 7*l.* 10*s.* per acre; oats 8*l.* per acre. Our stock also did " well, and we got a decided pull from the fact of men in the south and midlands " having to sell cheap. We are even now benefitting from the scarcity of mutton " down south.

" If anybody asks me, I should say that everywhere capital has been lost, and many " of our farmers are very poor. Before the depression set in farmers were doing " nicely, and saving a bit of money, but bad seasons followed by a terrible drop in " prices have told severely. Nobody could tell the number of people who would be " broken up by one bad season. There has been undoubted deterioration in farming " since the commencement of depression. It shows itself in bad cultivation, a scarcity " of stock, and general backwardness in getting the crops sown. There have not been " many changes of tenants of late, but for a few years after 1879 there were a great " many. Charging a fair rent on my own land, I have had no per-centage on my " capital. Twice or thrice I have thought of letting the place, but fearing that the " farm might be damaged, I always changed my mind. Our labour is dearer than " ever, and we get less work for higher wages."

It will be seen from the quotations I have made, that depression has arisen from two causes—weather and prices. At first prices were not so bad, but the weather was of the worst description. As the seasons improved prices fell off. Rents were kept up too long, and the remissions, when they did come, came too late and in too small quantity. This is the essence of the evidence obtained from mixed soils and mixed farms. Rents have been permanently reduced from 10 to 25 per cent. in the case of good land, and from 20 to 40 per cent. on bad land, but returns from 5 to 25 per cent. on reduced rents have been made in bad years on every estate visited by me.

History of agriculture on pastoral and dairy farms.

24. There remain to be dealt with two descriptions of farm where depression has not revealed itself in so grave a form—the dales, where pastoral farming is the predominant feature, and farms chiefly devoted to dairy work near large towns or in mining districts. The extent to which such farms are damaged by bad seasons is limited to the feeding quality of the pasture, the health of the stock, and the yield of the hay crop. There can be no doubt that in each of these matters loss was sustained from 1876 to perhaps 1882, but from 1882 to 1892 a fair amount of prosperity was enjoyed. Since 1892 sheep-breeders have been severely hit by the fall in the value of sheep and the continued depression of the wool trade. Dairy farmers, on the contrary, have not been much disturbed, except when strikes occurred among the miners and artizan classes, and the inconvenience caused by these trades disputes has been fairly counterbalanced by the high price got for hay and straw. I think depression exists in the dales, and I heard, not from dale farmers alone, but from a banker, who knows as well if not better than any person I met, how things have gone in North-West Yorkshire and West Durham, of severe loss of capital and financial trouble; but I saw no reason to believe that the events of the past 19 years had proved so damaging to agriculture in those districts where sheep-breeding, milk selling, and cheese making were the leading branches of industry, as they undoubtedly

have been on arable land, where corn is largely grown and expenditure on labour and artificial stuffs incurred.

Indeed, I am led to believe that until 1891 pastoral farmers in Wensleydale and neighbouring dales were paying their way, and that of late their losses are due to the fall in the value of lambs, draft ewes, rams, wool, and cheese. A considerable recovery has taken place in the price of store sheep this year, and this bids fair to continue, in view of the great scarcity of store stock throughout the kingdom. Rents have slightly fallen on dale farms. In some instances the fall has been under 10 per cent.; but taking an average over a large district, I think from 15 to 20 per cent. would be about the general range.

Among the tenant farmers near large towns I met some who said they were doing well enough now that seasons had mended. Wherever expenditure was kept down, and a good deal of milk and hay sold, complaints of depression were very mild.

Depression apparently acute in Bilsdale.

25. In no part of Yorkshire that I visited did I see so many outward symptoms of depression as in Bilsdale. The farmers I met there have, I fear, suffered intensely. They are all small men, and their rents were greatly increased about 26 years ago. Many of them had erected buildings at their own expense in the good times, and it was said that on the re-valuation they were rented on their own improvements. In Bilsdale there have been several failures; and some gentlemen well acquainted with the history and circumstances of the inhabitants told me they did not believe there were 10 farmers in Bilsdale able to pay 20*s.* in the £.

An agent's opinion upon depression in South Durham and North Yorkshire.

26. Referring to the events of the past 20 years on the estates under his management in Durham and Yorkshire, a land agent says:—

"Within the last 20 years we have spent large sums in the improvement and "enlargement of buildings. The present depression undoubtedly arises from the low "prices of corn produce, and not from the seasons, as before. The land is in a better "state of cultivation than it has ever been, and producing more stuff. In 1882 "tenants were difficult to obtain, now farms let readily at reduced rents. My opinion "is, that our strong arable land in this northern district is not adapted for corn, "unless in very fine seasons, and that such as is not capable of growing turnips "should be laid away to grass, which it undoubtedly will grow if attended to and "followed up. The production of dairy produce and meat is more profitable than "corn. My endeavour has been, as Schedule shows (*see* App. B. VII.), to reduce, "when possible, the strong arable or bare fallow land, the landlord supplying the "seeds and part manure, the tenant cleaning the land previously. The results of this "principle can hardly yet be seen, as the conversion is slow; but I am strongly of "opinion that but for this policy being adopted the farmers would not have been "able to hold their own as they have, but further reductions of rent would have been "necessary."

This gentleman evidently treats the present depression as distinct from that prevailing at the time Mr. Coleman drew up his Report. The general opinion, however, is that there has been no termination of the first depression, but that for a few years there was a lull. It began with bad seasons, it ends with bad prices; and the intermediate stages were characterised by better seasons and falling markets.

I was fortunate in obtaining balance sheets from two gentlemen, who, for the guidance of themselves and others, made yearly records upon the leading features of the seasons and markets during the periods embraced in their accounts. These records you will find appended to balance sheets in Appendices C. I. and III.

Present demand for farms.

27. There is at present no difficulty in finding tenants for good medium-sized farms. Indeed, there is a very keen demand for those favourably situated. This applies to the whole of the district I travelled. No sooner does a good farm come into the market than there are bidders for it, and, in many cases near towns, old rents are obtained. The greater the proportion of grass the more to be desired is the farm. More than ever is it the case that bad land is at a discount. Within the last few years some of the strongest land has been taken by substantial tenants at very low rents, and is being gradually laid down to grass. Fields laid down in bad order or allowed to tumble down have been broken up and thoroughly well fallowed, preparatory to a fresh and suitable re-seeding. In some cases drainage has been done, and the use of basic slag has become almost general. If prices would only improve, I doubt not that the pulse of agriculture in this district would gain strength, but great anxiety is expressed by all grades of farmers on account of the very low standard of values which now prevails, and the uncertainty which exists with respect to the future.

28. As this was my first visit to the district, I am unable to express any opinion of my own as to how farming as now conducted compares with that of former years. This much, however, I do not hesitate to say, on the whole the farming of Yorkshire and Durham is high class. The arable land looks to be in good heart, and although headlands are not everywhere just so carefully tilled as might be, the general cultivation is very creditable. Grass land shows signs of liberal treatment, and even in the vicinity of towns and mines I saw no tokens of excessive sales of hay and straw. When such sales do take place, I am sure adequate returns are made to the land. In Darlington district, where dairy farming and hay selling are common, and the land of second-rate quality, I heard no complaints of deterioration from landlords or agents, and so far as my own practical knowledge was any guide, I could detect no cause for complaint, except on strong clay. In Bilsdale I saw many neglected fields and unmistakeable signs of poverty, but so much of the soil in this dale is naturally poor and saturated by water from the hill sides, that to a strange eye, as mine was, things may have appeared worse than they really were. Land well farmed on the whole.

III.—System of Tenure.

29. Nearly all the land in South Durham and Yorkshire is held from year to year, and although there are some estates where 12 months' notice on either side is required, six months is the usual period. Out of eight forms of estate agreements supplied for my information, I find three are subject to 12, and 5 to 6 months' notice. Very few leases for a term of years are in existence. Customs of tenure.

The reservations to the landlord are those usually met with in England. The tenant undertakes to pay all rates, taxes, and assessments with the exception of landlord's property tax, tithe rentcharge, and land tax.

In five out of eight cases, the rent is payable after entry in half-yearly instalments; in three, quarterly payments are required. But the Escrick agreement requires the rent to be paid "*in advance*, quarterly, viz., on the 6th day of July, the 6th day of "October, the 6th day of January, and the 6th day of April."

30. In some instances the cropping and cultivation clauses bind the tenant down to a certain system of farming, and prohibit him from selling hay and straw. These are old-fashioned agreements, and if tenants had been a little more careful to read them at the proper time, I should think some alterations would have been insisted upon. The following extract is taken from an estate agreement prepared long ago, but still in regular use— Cropping and cultivation clauses.

"And to cultivate the arable land in the four-course rotation, having annually "two-fourths thereof in wheat, barley, oats, beans, peas, or tares; one-fourth in "clover, and one-fourth in turnips, potatoes, mangold-wurzel, or bare fallow, "which latter fourth shall be well cultivated and so thoroughly cleaned, limed, "and manured, as to fit the same for the succession of crops herein-before "specified; with liberty, however, to the tenant to adopt the five-course rotation "leaving the land seeded with clover and grass seeds to lie two years. In either "rotation adopted the tenant shall on quitting the farm leave the arable land in "such regular four or five-course as may have been adopted, and in entire fields "as nearly as possible the quantity of each course rather than in portions of "several fields. The clover seeds to be sown with the crop next after fallow or "turnips shall be at the rate of at least lbs. of red, "lbs. of white clover, and Winchester bushels of the best perennial "rye grass per acre, and the tenant shall and will from and after the 1st day of "October next preceding the end of the term, or as soon after such 1st day of "October as notice shall have been given to determine the tenancy, keep the "same uneaten and free from trespass until the expiration of this agreement, "which seeds, if so kept uneaten and free from trespass, shall be paid for by the "landlord or next entering tenant at their cost price on a proper bill and receipt "being produced for the same.

"And also not to take more than two crops of white corn to one fallowing, nor "two white corn crops in succession, and not to dispose of any hay, straw, "turnips, or green crops, dung, manure, or compost, that may grow, arise, or be "made or be on the said premises, but to use and consume within the farm "buildings, fold, yards, and other places upon the premises the said hay, straw, "turnips, and green crops by cattle, horses, sheep, or other stock, and also "annually to carry, lay, and spread all the manure, dung, and compost which

" shall be made or be on the premises upon the lands most proper for receiving " the same, except that made during the last six months of the tenancy, which " shall be left in the middenstead or other usual places upon the farm, together " with all unconverted straw for the use of the landlord or the next entering " tenant without any allowance for the same. It being hereby declared that the " landlord shall during the whole of this demise have such a property in all such " hay, straw, turnips, and green crops, dung, manure, and compost as will " entitle him to say and insist that the same shall not be removed from the " premises, and by virtue of this right to qualify the property of the tenant " therein respectively. And also to permit the landlord of the incoming tenant " at any time after the 12th day of November next preceding the expiration of " the tenancy to enter on the premises to bank out such manure."

Restrictions no longer strictly enforced.

31. At Appendix E., the clauses with respect to cropping, cultivation, and disposal of crop, inserted in the agreements of some large estates in Durham and Yorkshire will be found. It will be seen that in several of those agreements there is more or less dictation with respect to the system of cropping and cultivation. Now, these restrictions are in reality no longer strictly enforced. So long as the lessee cultivates and manages the farm well and properly, there is very little interference on the part of the landlord or agent. The cropping on a Wold farm, as set forth in Appendix D., is not in accordance with the rules laid down in the first extract (Appendix E.), but it is quite in tune with what is recognised as good husbandry, and no attempt has been made to hamper the tenant in carrying it out. I was informed by land agents that they were always prepared to give written consent to such modifications in cropping and disposal as would be of service to the tenant without endangering the landlord's interest, and I think it is a pity tenants do not make a point of getting written consent before instituting any change of rotation or otherwise departing from the terms of their agreements. Of late years infringements have become very common, and although the productive powers of the soil may not have suffered in consequence, the fact remains that a deliberate and unsanctioned breach of covenant constitutes a subject for counter-claim on the determination of a tenancy. I would, however, repeat the remark I have already made in former Reports with reference to old-fashioned forms of agreement. There is a general feeling that estate agreements should be brought up to date, and at once cleared of all clauses calculated to mislead the tenant. It would be better, I am sure, for both parties, that between landlord and tenant a distinct understanding should exist, and in leases or agreements ambiguous phraseology or language open to more interpretation than one should be scrupulously avoided. Many of the old forms of agreement are too long-winded and mysterious to be thoroughly understood by ordinary farmers, and it frequently happens that a tenant discovers when too late that he has covenanted in a way he had no knowledge of.

In some minds there is a strong feeling in favour of entire freedom of cropping and sale. In suburban districts no harm to the landlord might follow the abolition of all restrictions, because town manure, whether "police" or stable, can always be had, but even in suburban districts there are tenants who need watching, and it appears to me that the property of the landlord might be seriously deteriorated in a short time by an unscrupulous or failing tenant holding from year to year, with six months notice to quit. The time has, in the mind of gentlemen well qualified to express an opinion, come for some relaxation in restriction as regards system of farming, cropping, and sale of produce, and were agents to adopt the custom of examining the condition of every farm once a year, and noting down all details of cropping and management, the action would meet with general approval. It is perfectly impossible to lay down one system of farming suitable to every farm on an estate of 20,000 acres, and there are not many agents capable of constructing rotations for each individual farm without making great mistakes. The best tests of the tenant's behaviour and management are the cleanliness of the land, the quality of his crops, the sufficiency of his live stock, and the condition of the fences, gates, ditches, &c., and there is no reason why the custom of periodically visiting and reporting upon each farm, at present peculiar to a few estates, should not become common to all.

But suppose for a moment that, subject to the maintenance of soil fertility and the general safety of the owner's interest, freedom of cultivation and sale of produce were granted, it is almost certain that on many estates great differences of opinion would arise upon the question of deterioration. The decisions of many of the land agents whose acquaintance I was privileged to make in the north, would upon practical questions such as these be just and fair, but there doubtless are estates under the management of inexperienced gentlemen in no way qualified to act as judges of

practical agriculture. Not only would dissatisfaction arise from the decisions of such agents, but injustice would be done. This difficulty could be avoided by the employment of duly qualified arbitrators.

Repairs.

32. The prevailing custom with regard to repairs is that the landlord supplies all materials, rough timber, stones, bricks, lime, and sometimes paint for outside work, the tenant doing all cartages and paying for labour. The same applies to gates, fences, and rails. Subject to landlords' contributions, the tenant is bound to leave the premises in proper repair.

The tenant also contracts to paint outside wood and ironwork at stated intervals, and occasionally to paint the inside woodwork of the dwelling-house "once in every six years." Here again we have what might be almost called an obsolete condition, for, as in other parts of England, repairs fall principally on the landlord. On some farms painting is well seen to by the tenant, but whenever bricks and mortar are required the landlord comes to the rescue.

Away-going crop.

33. By estate agreements the tenants of this district are allowed an away-going crop on quitting the farm. In the Londesborough agreement the area of away-going is thus described:—

> "And it is hereby further agreed that the tenant his executors or administrators "shall be entitled to an away-going crop of corn from one-third of the said lands "which shall at the expiration of the tenancy under this agreement be in tillage "and which shall have been fallow potatoes turnips or rape managed as afore-"said or which shall have been seeds the preceding year and eaten on the ground "with sheep, the tenant his executors or administrators paying one year's rent "for the same as onstand at the average rate per acre of the whole farm and all "rates taxes tithes and assessments whatsoever for that period, and which away-"going crop shall be left for the landlord or the incoming tenant at a valuation "to be ascertained by two arbitrators or their umpire to be chosen in the usual "way, whose determination therein shall be final and conclusive."

In some cases a stated acreage is allowed, "which has first to be taken after bare "fallow, next after potatoes, turnips, and beans in the order named, and if insufficient "the remaining quantity from seeds or clover in regular rotation."

On an estate in South-West Durham the away-going crop is confined to "one-"fourth part of the arable land of the farm which shall have been in bare fallow, or "in turnips or other green crop, the summer preceding the expiration of the "tenancy."

Mr. Eade of Darlington's agreements allow an away-going crop from off a portion of "the land falling in course that year for corn, being not more than half of the regular "tillage land."

It sometimes happens that during a tenancy the arable land has been reduced in extent by the laying down of certain fields to grass. Under these circumstances Mr. Scarth, on behalf of Lord Barnard, observes the following condition:—

> "But in case the tillage land of the said farm shall be hereafter wholly or "partially laid away to permanent grass with the consent of the lessor or his "agent so that a sufficient quantity of tillage land shall not come in due course "of culture for the said away-going crop, then it shall be optional with the said "lessor or his agent either to allow the lessee to plough out such permanent grass "or any part thereof to make up such deficiency or to pay to the lessee such com-"pensation for the same as (if they cannot mutually agree thereon) shall be "settled by two arbitrators or their umpire in the usual way of arbitration. But "if the lessor shall have furnished grass seeds for such laying down then the "value of the same shall be taken into consideration in such compensation."

Penalties.

34. Penalties are imposed for the breaking up of old grass, felling or damaging trees or woods, depasturing during the last half-year of tenancy more than a fair quantity of cattle or sheep, and the landlord has power of re-entry in the event of non-payment of rent, bankruptcy, compounding with creditors, or failure to observe agreements and covenants.

Scales of compensation in lieu of the Agricultural Holdings Act.

35. In most instances no attempt is made to substitute any scale of compensation for improvements for the Agricultural Holdings Act, but in three out of eight forms of agreement the case is different.

By the Londesborough agreement the tenant is compensated for bones, lime, and oil-cake as follows:—

> "And it is hereby also agreed that at the expirationof this tenancy the tenant "his executors or administrators shall be paid by the landlordor the incoming

" tenant the cost of such bones or lime which have been used upon the fallow " turnip rape or potato land from which no away-going crop is taken and one " third of the cost of oil-cake consumed on the premises during the last year of " this tenancy provided the oil cake so consumed does not exceed the average " of each of the four preceding years on producing proper vouchers for the cost " of such bones lime and oil-cake."

An estate near Thirsk offers what does not seem to be "fair and reasonable compensation" in the subjoined terms, and the case is aggravated rather than otherwise by the last provision :—

" Provided also, and it is hereby agreed that the amount of the lessee's com- " pensation at the determination of the said tenancy in respect of any improvement " by the application to land, of purchased, artificial, or other purchased manure, " or by the consumption on the holding by cattle, sheep, or pigs, of cake or other " feeding stuff not produced on the holding, shall be as follows, namely, one- " third part of the sum properly laid out by the lessee on any such improvement " during the year immediately preceding the determination of the said tenancy, " and one-sixth part of the sum so laid out by the lessee during the second year " next before the determination of the said tenancy.

" Provided and it is hereby further agreed that the lessee shall not be entitled " to any compensation in respect of any such improvement as mentioned in the " last preceding clause, if after the execution thereof there has been taken from " the portion of land on which the same was executed, a crop of corn, potatoes, " hay, or seeds, or any other exhausting crop.

" Provided also, and it is hereby agreed and declared that the compensation " hereby provided for any such improvement as aforesaid (such compensation " being in the opinion of the parties hereto having regard to existing circum- " stances fair and reasonable) shall be deemed to be and be in substitution for " compensation for the same, under the Agricultural Holdings (England) Act, " 1883."

It appears to me that the second provision destroys the value of the concluding portion of the preceding clause, by confining the compensation to grass land from which no hay crop is taken.

The third case of compensation under agreement comes from the borders of Durham and Yorkshire. After mentioning one-third and one-sixth for and in respect of oil-cake, cotton cake, or rape cake consumed on any part of the farm during the two last years of tenancy, the document proceeds to provide compensation for undissolved bones and lime on a four-years scale on arable and six-years on pasture land. Purchased manures not being artificial manures, but being of a permanent nature, are compensated for at half the net reasonable price for what is used in the last year of the tenancy, and a further reduction for the second last year (the space allowed for the proportion has been overlooked by the agent by whom the agreement was supplied to me). Compensation payable as above is to be deemed as "in substitution of the " compensation to which the tenant would be entitled under the Agricultural Holdings " (England) Act, 1883," but clause 23 says, "The compensation estimated as above " shall be reduced or increased in accordance with the provisions (including those " contained in section 6) of the Agricultural Holdings Act, 1883, and the tenant " may claim and the landlord counter-claim in manner provided in the said Act, and " the procedure shall in all respects be in accordance with the said Act except as is " otherwise herein provided."

In the matter of compensation for the laying down of land and establishment of permanent pasture, one estate agreement provides that—

" 8. When it is proposed to lay any part of the tillage land to permanent " pasture, the landlord may at his option supply the grass and clover seeds for " same, and in such case the cost of the said seeds shall be deemed as compen- " sation in full and in liquidation for all away-going rights of the tenant to the " extent of the portion so laid away."

Compensation for drainage.

36. Formerly it was customary for the landlord to defray the whole cost of drainage, the tenant doing all cartage and paying 5 per cent. on the expenditure, but on Lord Wenlock's Escrick estate the following provision for compensation is made with reference to cases where the landlord and tenant co-operate in draining :—

" When the landlord supplies pipes and the tenant cuts the drains and leads " materials, the cost of such labour and leading will be spread over *six years*,

" so that if the tenant leaves without taking a crop the whole cost will be " allowed; if after one crop five-sixths, and so on until worked out, provided " always that the plan of drainage and the execution of the work be approved " of by the landlord or his agent, and that the same be acknowledged by one of " the latter in writing."

Disputes submitted to referee, as provided by Agricultural Holdings Act, 1883.

37. All matters in dispute and all claims arising under the agreements, and all compensation allowances, payments, and valuations to which either party may be entitled, either under agreement, Agricultural Holdings Act, 1883, or otherwise, are to be ascertained and settled by a referee in the manner provided by the Agricultural Holdings Act, 1883, but one estate agreement introduces the novel condition that the arbitrator shall be "a land agent in active practice of his profession in the locality of the farm."

Conditions of tenure on grass farms.

38. *Conditions of Tenure on Grass Farms.*—On some estates there are special forms for the letting of grass land or pastoral farms. The chief features of these lettings are—

The rents to be paid quarterly.

The lettings are from year to year, with six months' notice to quit on either side.

The tenant to preserve all trees and woods.

All flying game, mines, and minerals reserved to the landlord.

The land and premises to be managed and occupied to the satisfaction of the lessor or his agent, so as not to impair, lessen in value, or impoverish the same.

All hay, fodder, dung, and compost raised and gathered from the said premises to be consumed and expended thereon. Penalty, rents from 20*l.* to 50*l.* per acre per annum are imposed for ploughing or breaking up, without the previous consent of the lessor or his agent, any part of the demised land.

A fine of 5*l.* per ton for all hay, straw, green fodder, or manure sold or carried off the premises.

All other matters closely resemble the provisions made and conditions imposed upon arable land. But no mention is made of compensation for any improvement effected by the tenant, whether it be draining, boning, liming, top-dressing, or consumption of purchased food.

Tenant-Right in Durham and the North Riding.

Mr. Rowlandson's evidence.

39. As descriptive of the usual allowances to the outgoing tenant in the two counties of Durham and the North Riding of Yorkshire, Mr. Samuel Rowlandson kindly supplies the following valuable information:—

" For the unexhausted value of *cake* consumed on the holding—

" In the last year but one of the tenancy - - - 1/6th
" In the last year - - - - - 1/3rd

" For the unexhausted value of *manures* used on the holding *in the last year but* " *one* of the tenancy—

" In some cases, 1/6th; in others, 1/8th;

" and in many instances where the land has not been kept as clean as it should, " *nothing* is allowed.

" For the unexhausted value of manure used on the holding *in the last year* of the " tenancy—

" In some cases, 1/3rd; in others, 1/4th.

" For *other feeding stuffs* (purchased)—

" In the last year but one - - - 1/6th or 1/8th
" In the last year - - - - - 1/3rd or 1/4th

" This manner of working the Act is growing into a custom in the different " districts, viz.:—

" In some, 1/3rd and 1/6th; in others, 1/4th and 1/8th.

" *Bones* on grass pasture (grazed) - - - 7 years' scale
" " " (mown) - - 5 "
" *Lime* on arable land, on grass land - - 7 "
" " " on arable land - - 5 "

"The Newcastle (Northumberland) Club have rather a complicated scale, viz.:—

"*Boning of land* with undissolved bones—

	Arable or Hay.	Pasture.
"1st Class.—Exhaustion each crop	1—5	1—10
"2nd " " "	1—4	1—8
"3rd " " "	1—3	1—6

"*Liming of land* (magnesian and gas lime excepted)—

	Arable or Hay.	Pasture.
"1st Class.—Exhaustion each crop	1—10	1—20
"2nd " " "	1—8	1—16
"3rd " " "	1—6	1—12

"*Dissolved bones and phosphates, phosphatic guanos, ground phosphates, kamit, and fish guano*—

	Arable or Hay.	Pasture.
"1st Class.—Exhaustion each crop	1—3	1—8
"2nd " " "	1—2	1—4
"3rd " " "	All	1—2

Ammoniacal guanos—

"1st Class.—Exhaustion each crop	1—3	1—5
"2nd " " "	1—2	1—4
"3rd " " "	All	1—2

"*Sulphate of ammonia and nitrate of soda.*

"No compensation on arable land or hay meadows.

"Pasture, 1st Class.—Exhaustion	1—3
" " 2nd " "	1—2
" " 3rd " "	All

"*Farmyard manure*—

	Arable or Hay.	Pasture.
"1st Class.—Exhaustion	1—5	1—9
"2nd " "	1—4	1—7
"3rd " "	1—3	1—6

"*Town manure* (scavenger)—

	On Arable and Pasture.
"1st Class.—Exhaustion	1—4
"2nd " "	1—3
"3rd " "	1—2

"Residual manurial value left by the consumption of purchased, artificial, or other foods. For every ton used—

	£	s.	d.
"Decorticated cotton cake, 6 per cent. nitrogen " " 16 per cent. oil	3	0	0
"Linseed cake and rape cake, $4\frac{1}{3}$ per cent. nitrogen " " 11 per cent. oil	2	10	0
"Undecorticated cotton cake, 3 per cent. nitrogen " " 6 per cent. oil	2	0	0
"Beans, peas, tares, lentils, linseed, and malt dust	1	10	0
"Wheat, oats, barley, bran, maize, malt	1	2	0
"Hay and locust beans	0	16	0
"Straw of beans, oats, wheat, barley, and peas	0	11	0
"Potatoes	0	4	0
"Mangel worsel, carrots, turnips	0	3	0

"Manurial value from the foregoing goods—

	On Arable and Hay Meadow.	Pasture.
"1st Class.—Exhaustion	1—4	1—6
"2nd " "	1—3	1—4
"3rd " "	1—2	1—3

" In many agreements they insist upon the allowances being based on an average " of three years.

" But in my opinion the great flaw is in the allowance for cake. The custom is to " allow one-third and one-sixth, and, as a rule, nothing for a long continuous use of cake, " though I have on a few occasions broken through it when acting as umpire, and " have allowed an extra sum for a long continuous use of cake. For if a man has " only been two years in a farm he gets the same allowance as a man who for 40 " years has used a large quantity. I know of, and I also have on my farm, some " fields that have been fully doubled in value by a long continued use of cake, which " it would take a lifetime to exhaust, and which nothing would have improved to that " extent except a long continuous use of cake. *No manure* would have done it.

" The valuations in Yorkshire vary very much. On some farms the farmyard " manures are left free to the entering tenants; on others they are valued for the last " year, and also any old left.

" On others, valued up to February 14th.

" On others, a stated quantity in value to be left. Any surplus to be valued.

" Again, in the West Riding they have an old custom of *tillages*—half tillages and " quarter tillages.

[*Note.*—As the West Riding was not included in my district, I did not investigate matters there.—R.H.P.]

" The great nuisance in all tenant-right valuations is the coming in contact with " old stereotyped agreements, which cause more contention than anything, and, in " many cases, could not be carried out by even the very best of tenants, but are used as " a very strong lever when tenants are quitting their holdings. These clauses are in " the majority of cases one-sided and much in favour of the landlord. I am glad to " say they are gradually becoming scarcer year by year."

IV.—Division or Enlargement of Farms and Permanent Improvements effected by Landlords.

Alterations in area of holdings.

40. From the evidence of landowners and agents I do not think any noteworthy alterations of acreage have been made upon farms in this district. There is undoubtedly a tendency towards decreasing the size of farms in order to meet the demand for smaller holdings, and in some quarters there is a desire to cut up large farms, but the increasing scarcity of money prevents the desire being carried out.

On several estates "taking from" and "putting to" is in operation, but this affects only certain fields, and is generally done with a view to "square up" the property rather than to meet the wishes of the tenants. Some farms which were badly shaped or "straggling" have been made more convenient and workable by the cutting off of remote fields or interchange with adjacent holdings.

I visited one estate where since 1880 a good deal of alteration had taken place in areas. The total acreage is slightly over 2,000 acres, and the average rental in 1894 was 27*s*. 2*d*. per acre. In 1880 950 acres were in hand, and 600 of them have been broken up and either made into new farms, added on to old ones, or let out as allotments. Some grass fields have been set apart for "cow gangs" or "gates."

There is undoubtedly a feeling among landlords that, having regard to the times, a reduction in the size of farms would be advantageous in so far that larger rents per acre would be got, but, on the other hand, whenever prices improve and prospects mend, farmers begin to look about for larger occupations, and then amalgamation would be advisable. It is very difficult to see how estate management can be alternated and reversed in continuous accordance with the necessities or ambitions of farmers, and although it was frequently stated that cheaper loans for improvements would facilitate the cutting up of large and the formation of small holdings, a doubt, and I think a justifiable doubt, is felt with respect to the ultimate wisdom of doing this on anything but a small scale. One must always bear in mind that the factor which during the last 12 or 14 years has been appreciating the value of small farms, *e.g.*, agricultural depression and loss of capital, may (I think I might say will) shortly render farming an undesirable business. A few more years of depressed prices, or, as was stated in paragraph 23, "one more bad season" will thin out the ranks of farmers, and have such a deterring effect upon intending farmers, that the probability is landlords will be compelled to farm large areas of their own land. In view of this contingency, it would, I think, be rashness to venture upon much subdivision of holdings and erection of the necessary buildings, let the interest on loans be ever so cheap. Neither landlords nor agents believe that the tide of

agricultural depression due to low prices and foreign competition can be stemmed back by the creation of smaller holdings, and looking forward, as they naturally do, to the possibility of their having to farm their own estates, they shrink from spending money upon buildings which would be useless to them should their fears be realized.

Landlords' expenditure on permanent improvements.

41. In South Durham and Yorkshire enormous sums of money have been spent by landlords on permanent improvements. On some estates everything has been done in this connexion to assist and encourage the tenant. Not only has the 5 per cent. formerly paid on draining by the tenant been allowed to drop, but fresh works have been carried out free of interest. And this is still going on in spite of reduced rents and annual remissions.

Mr. Wilkinson in his Report to the Royal Commission on Labour upon Wetherby Union quotes with reference to labourers cottages from the statement of a poor law guardian as follows: "There is no trouble in getting any improvements effected by "the large landowners. A suggestion is enough in their case. It is the little people, "speculators or not, who give the principal trouble."

In the matter of agricultural improvements properly so-called there is no power of compulsion like the sanitary authority, hence it follows that there are some instances where landlords' expenditure has been improperly withheld, but in the majority of cases, and especially on large estates, the landlord has sacrificed his own personal convenience and nobly done his duty. This is freely admitted by the tenantry. A tenant farmer in Darlington district said to me: "Our landlord has treated us very "well. Our buildings are everything we could wish. These two things have kept us "together and prevented us leaving."

Generally speaking the winter accommodation for cattle is first-class, and although perfect steadings such as that on Mr. Lowther's home farm at Wilton are not to be seen in every parish, there are nevertheless a great number which to improve upon would require a deal of consideration.

I have in a former part of this Report referred to the prominence given to stock farming in Yorkshire, and I have not the least hesitation in saying that the comparative escape that farmers in this country have made from the worst consequences of this long and severe depression is due in a very large measure to the manner in which landlords have provided them with facilities for exercising to the full their natural attachment to stock in the most economical and profitable manner. In my opinion the farmer in the more southerly counties which I previously visited cannot with his cold, wet, wasteful open yards compete with such men as Mr. Rowlandson, Mr. Farwell, Mr. Teesdale Hutchinson, Mr. Christopher Middleton, Mr. Jordan, Major Staveley, and many others with covered yards, in the rearing and feeding of stock or the manufacture of manure. Here in the north stock farming and labour management is conducted on sound principles and to the best advantage. There in the south, waste of food, waste of straw, waste of manure, and waste of manual labour is met with at every turn. Not only do I commend landlords and land agents for their prudence in providing and tenant farmers for their skill in utilizing covered yards and comfortable stables, but I recommend both proprietors and farmers in other counties to stretch forward towards the same mark.

Mr. Coleman, on page 145 of his Yorkshire Report, quotes from a letter received from Mr. Thomas Young, then agent on Lord Londesborough's estate. Mr. Young, when describing the farm buildings in the Wolds, says: "The farmsteads are not "numerous, but are arranged in blocks surrounding open fold yards, which is found "suitable for *the conversion of a large quantity of straw into manure.*"

The ideas of northern farmers have, I am thankful to say, undergone a very great change since Mr. Young thus described the suitability of open fold yards. It is now admitted that the value of farmyard manure does not proceed from the quantity of straw thrown or carted in, and the amount of rain with which it is saturated, but upon the proportion of animal droppings deposited upon it, and the care taken to preserve, free from waste and escape, the fertilizing matters which it contains. The more intelligent farmers of Yorkshire and Durham, and they are a large body, argue that the day for profligate farming is past and gone, and they regard covered yards as an absolute necessity if cattle are to be kept, food consumed, litter applied, or manure made, economically and profitably.

I have met many farmers anxious to have their yards covered, and willing to pay interest on the necessary expenditure, but I never yet heard a farmer whose steading was supplied with properly constructed covered yards express a desire to revert to the

old open courts, or deny that the keeping of cattle entirely under roof was an immense advantage in every respect.

An attempt is sometimes made to explain away the superiority of the cattle accommodation in our northern counties by saying that the colder and moister climate necessitates a greater extent of roofing. There is absolutely nothing in the argument. The annual rainfall in the neighbourhood of Kelso is very little greater than that in Bedford and Huntingdon, while in the Vale of York, or on the Wolds it is probably not so heavy as at Kelso; the cold of frost and snow which prevail in Scotland is nothing to be compared with the searching east winds which visit Norfolk, Suffolk, and Essex during the spring months, shrivelling vegetation, and cutting into everything exposed to them. Some better explanation than that of climate must be found, and I venture to supply it. In the north, stock, in the south, corn, has been made the farmer's sheet-anchor. In the north the energies of both landlord and tenant have been concentrated mainly on stock-breeding, rearing, and feeding; and certainly, within the last 15 years, any alterations in farm buildings or farming customs have been conducted with the view of facilitating stock farming, and enabling the tenant to keep more beasts on a reduced acreage of ploughed land. How far these efforts have succeeded this and other Reports will tell. From what I saw and heard in the districts to which I was deputed in England, I believe the Commissioners will do well to consider some way by which improvements may be made on cattle accommodation and farm buildings generally.

I must not forget to mention that on several estates in this district choice bulls and stallions are kept for the use of the tenants, no fees being charged; and on one of Lord Barnard's Durham estates the landlord maintains and allows the tenants free use of a limekiln.

V.—Changes in System of Farming.

42. Mr. Samuel Rawlinson, of Newton Morell, near Darlington, with reference to his present system of farming, said:— Abandonment of wheat growing.

"Here stock has always been our sheet-anchor, although 30 years ago corn was an "important consideration. Since prices of corn began to fall we have farmed "entirely for stock. Wheat gradually dropped out, and barley then became our best "crop. But we cannot grow the finest quality of malting barley, and the price of "second-rate samples has greatly fallen. Some years we grind the whole of our "barley, and last year I fed the whole of my wheat."

Wherever there is sufficient farming capital the same abandonment of wheat growing is in evidence. On many places where formerly strong land was worked on a four-course shift—viz., oats, wheat, bare fallow, wheat—the second wheat crop has given place to oats, and gradually oats are being substituted for wheat throughout the rotation. But strong clay, whether it be two, three, or four-course land, has been largely laid down to grass; and in a few years, unless the price of wheat rises at least 50 per cent., there will be very little strong clay under the plough. In Holderness, once a fine corn growing district, the acreage under wheat is said to have greatly decreased, and the farmers to be in desperate straits.

43. Fifteen years ago, the Norfolk four-course shift was in general practice on mixed soils, and from one-fourth to one-third old grass considered a fair and useful proportion. Since 1879, irregularity in cropping and frequent departures from the old rotation have crept in, much land has been sown down with permanent seeds, and temporary pastures have been substituted for one year's layer. The latter course is not yet general, but it is gaining ground steadily, and has given great satisfaction wherever tried. Bare fallowing has either given place to the growth of root crops, or is chiefly confined to clay land in very foul condition. On some places tares, followed by a short fallow, have been found preferable to the old system, and where dairy cows are kept, "soiling" on tares answers and pays well. Discontinuance of the hard-and-fast four-course rotation.

Cultivation by steam power is now seldom practised. During my visit to the district I saw two sets of tackle which were thrown aside some years ago, but none at work.

44. Dairy farming has greatly increased in the neighbourhood of thriving towns or near railway stations. Where distance from town or station hinders milk delivery, butter is made. Increase in dairy farming and potato growing.

On suitable land potato growing has kept pace with the increased demand from manufacturing towns, and there appears to have been some substitution of potatoes

for turnips on farms where the soil is dry and easily worked, and a railway station at hand.

Other innovations and alterations.

45. Ensilage has been successfully introduced on some farms, and may be said to have there become a recognised portion of husbandry. With others it has proved a failure.

The consumption of oil-cake and purchased food has been checked by the larger quantity of home-grown corn ground for stock. Of artificial manures, Peruvian guano has been superseded by nitrate of soda, and, to a less degree, sulphate of ammonia, while basic slag as a top-dressing for grass land has made extraordinary progress. The effect of this manure on clay land pastures is little short of marvellous.

As an auxiliary to ordinary agriculture, poultry farming is more or less practised by everybody, but as a special industry it is neither understood nor studied.

Market gardening answers well, and occupies an increasing area near towns. Mr. Charles Clay, of Wakefield, reports that "land suitable for such purposes let at what "may now be called high rents—say, from 2*l.* to 4*l.* per acre—and the valuations are "also high." Mr. Clay adds: "Whether this mode of employing land could be extensively enlarged is very doubtful, for unless the market is close at hand, the cost of "getting the produce to the people will take away all the profits and kill the trade."

Technical instruction

46. On the making of cheese, technical instruction is admitted to have wrought a marked improvement; but in other respects it has apparently failed to win either the confidence or respect of farmers. One gentleman considers it "simply bosh." Another metamorphosed the term to "technical fiddlesticks." A third says, "We'll get nothing out of it." Mr. Parlour, of Croft, Darlington, thinks that agricultural instruction with demonstration is distinctly beneficial. With reference to grasses, he says, "Formerly four-fifths of my land was under tillage. Now, by studying the suitability "of certain varieties to certain soils, and making up my own mixtures, I have made a "great saving in the cost of seeds, and can put the worst of land to grass. About "one-third of my strongest fields used to be bare-fallowed. I have laid them all down "to permanent pasture."

General farm management.

47. With reference to general farm management, I think Major Staveley's evidence faithfully describes the endeavours of all sensible farmers (Yorkshire is full of them) at the present time: "We certainly do look round corners to cut down expenses, and, "on the whole, farming is conducted much more on business principles than formerly; "still we are buying experience too dear."

Scotchmen in Durham and Yorkshire.

48. Farm practices in Yorkshire and Durham are very similar to those of Northumberland and the South of Scotland. Any farmers who have migrated from the north seem to have at once fallen into local ways and continued therein. The only change (and it is hardly worth mentioning) that I heard of was near Darlington, where a Scotch tenant has introduced the East Lothian rotation, viz., grass, oats, potatoes, wheat, barley (or oats), roots, barley (or oats). This farmer has found the potato crop a success during the six years he has been in Durham. He says, "The soil here is "inferior and the climate not so good as in the Lothians, but the rents are not so big. "Labour is much about the same." Another Scotchman farming extensively near Boroughbridge manages his land and stock on Yorkshire lines.

I heard of no settlers from south of the Humber. The migratory movement seems to be altogether towards London, from north to south.

The Scotchmen I met or had tidings of appear to be farming well in spite of a considerable loss of capital during the last two or three years, and they are thus described by their English neighbours:

"The Scotchmen with whom I am acquainted are doing, I think, well. Some of "them are admirable men."

VI.—Depression as it has affected different Classes.

Landlords.

Reductions of rent.

49. Although in the particulars of rents and reductions supplied by landowners and agents in Durham and Yorkshire, and given at Appendix B., some cases do occur where rents have fallen very greatly, nevertheless it is apparent that, as a whole, there has been no such decrease of income to landlords as has been reported from the districts I previously visited. It was explained to me that where very large reductions had taken place, the fact was due either to the farms being run out by former tenants or consisting of wet clay soil.

We have no fen land to deal with here, but on "warp" farms natural fertility is a prominent feature, and from the particulars given in Appendix B. X. it appears that rents on this class of land have only been reduced about 15 per cent. since the date of Mr. Coleman's Report. From Appendix B. VIII. we learn that on a large estate where the land is chiefly grass and the system of farming pastoral—dairy and sheep-breeding—rents have only fallen 8·2 per cent. during the last 15 years on one estate.

In any comparison of rents as they now stand with those paid in the earliest years of depression, it is necessary to bear in mind that in the north the letting value of land does not appear to have been so much inflated by the good prices and prosperous times which preceded 1875 as was the case in more southerly counties. There are some estates where rents were very little raised, and where tenants were pleased to accept improvements in the form of buildings or drainage in lieu of reductions.

The average reductions from 1879 to 1894 on the farms described as strong, medium, and light, in Appendix B., are—

Strong farms	29·5 per cent.
Medium farms	17·0 „
Light farms	20·3 „

Reductions according to proportion of grass are shown to have been—

All grass	12·8 per cent.
Three-quarter grass	20·0 „
Half grass	21·8 „
Quarter grass	26·2 „

50. In addition to these permanent reductions, returns have been made from time to time, and in what was considered to be in accordance with the times. These returns varied from 5 to 25 per cent. Temporary remissions.

51. The landlord's outgoings on estates in this district amount to from 40 to 63 per cent. of the gross income, and have considerably increased of late years. This is largely due to the unwillingness of the tenant to do repairs or pay interest on drainage money, and the increasing obligations on the landlord to relieve the farmers of interest upon improvements executed in better times. Outgoings paid by landlord.

So far as I saw or learned there are very few estates in this district going to wreck and ruin from inability of the landlord to carry out the repairs and improvements necessary for occupation and maintenace. Even at this time much is being done to enable the tenant to prosecute his business successfully.

Tenant Farmers and such as farm their own Land.

52. In the collection of balance sheets from tenant farmers in Durham and Yorkshire I have met with several unexpected disappointments. Four gentlemen who promised me balance sheets subsequently drew back, and Appendix C. presents a very different appearance to what it would have done had the promises made been fulfilled. I greatly regret this deficiency in my Report because it is from balance sheets we really learn what have been the consequences of bad times and low prices. I have every reason to believe that correct accounts are kept by many northern farmers, and I doubt not that had those promises never been made I could during my visit to the district have discovered other witnesses able and willing to support their complaints of depression with figures showing the loss sustained during the past 14 years. Balance sheets from farms.

The balance sheets in Appendix C., although only four in number, are well suited to describe the results of farming throughout the district included in this Report, for they come from different classes of soil and localities far apart.

In the case of C. I., the owner farms his own land, and rents some lying beside it. His balance sheets reach from 1883 to 1893 inclusive, and the results of his operations have been a loss of 2·23 per cent. on the capital on the place in 1883 after the payment of a fair rent. I am greatly indebted to the agent for the full details of each season which follow these balance sheets.

C. II. sheets come from a splendid Wold farm, ably managed and in prime condition. The profits shown by these balance sheets when summarised are practically nil, and interest on capital is at no time charged.

The gentleman to whom I am indebted for sheets C. III. holds a good farm of 550 acres, half grass. The buildings are of recent erection and all the yards are covered.

The land is in first-class condition, fully stocked and well managed. Fourteen years' transactions show an average annual profit of $1\frac{4}{5}$ per cent. on capital.

The affairs of a grass farm where sheep-breeding and dairy farming are carried on occupy C. IV.; 1880–1 and 1882–3 are described in the letter accompanying the balance sheets as "good years," 1891–2 and 1892–3 as "bad years."

	£	s.	d.
The farming profits for the two good years amounted to -	226	10	11
The rent paid " " " -	883	5	0
Tithe, rates and taxes " " " -	64	16	2
Labour " " " -	276	3	6

Relations of rent to farming profits as $3\frac{9}{10}$ to 1.
" labour " $1\frac{21}{100}$ "
" tithe, rates and taxes " $\frac{7}{23}$ "

The farming losses for the two bad years amounted to -	142	7	10
The rent paid " " " -	616	0	0
Tithe, rates and taxes " " " -	58	3	10
Labour " " " -	307	10	6

VII.—The Course and Causes of the Depression.

The first stage on arable land.

53. The depression of agriculture on arable land in South Durham and Yorkshire began about 1876. It originated with unfavourable seasons and a decline in prices, rents standing still at the high level they had reached, and labour steadily becoming more costly and less satisfactory. It assumed an acute form towards the end of 1879. From 1876 to 1880 may be described as the first stage, and it formed the subject of a very full and able Report by Mr. Coleman to the Richmond Commission.

The second stage.

54. Between 1880 and 1886, the second stage, many farmers were compelled to retire either altogether or to smaller farms, the loss of capital sustained during the previous years having rendered them incapable of continuing where they were. Much land was then in the owners' hands, and everywhere the productive powers of the soil were deteriorated and washed out. Six years were spent in restoring the land to a proper state of cultivation and making up the losses in live stock caused by disease and death. This was done while prices of agricultural produce were steadily falling and foreign competition always increasing. Landlords in the meantime came to the rescue with permanent reductions of rent, temporary abatements, foregoing interest formerly charged on improvements, effecting new improvements free of charge, blotting out arrears of rent, and relaxing restrictions on cropping and disposal of produce. At the close of this stage farmers had improved their land, but the loss of capital still continued.

The third stage.

55. From 1886 to 1894 the seasons varied. 1886 was a bad year, 1887 a good one so far as weather was concerned, 1892 was a bad harvest, 1893 was a dry and good year, 1894 produced bulky crops of cereals and hay, but over a large portion of Yorkshire the root crop is the worst for many years. Rents in some quarters were again reduced and landlords as a class made remissions to meet the times. But in the face of prices going from bad to worse, revival was impossible and has nowhere taken place. Farmers have held on, but capital has grown scarcer and scarcer. Among barley growers 1893 proved a good year, and with a full root crop and a moderate supply of hay and straw for stock in covered yards, Yorkshire feeders undoubtedly made a profit out of their cheaply laid in stores. Generally speaking 1893 proved the best year that arable farmers have had since 1876. 1894, with its unprecedently low prices, will probably prove as bad as its predecessor was good. Not only have low prices affected corn growers and stock farmers, but they have in great measure damaged the prospects of gentlemen who breed thoroughbred cattle, sheep, and horses. Breeders of Shorthorn cattle, Leicester, Brown Leicester, and Wensleydale rams, Cleveland and Hackney stallions, all of whom complain of the great fall in the value of their stock.

The depression among sheep-breeders, graziers, and dairy farmers.

56. Sheep-breeders in Wensleydale and the pastoral districts to the west of the North Riding of York and south division of Durham have suffered for many years from the great fall in the price of wool. Since 1891 lambs have not been at a paying price, and "everything we have to sell makes too little money." Breeders have been hard hit, probably because of the poverty of arable farmers. "Small moorside farmers "are frightfully pressed. If this had been a bad spring nine-tenths of our small

" farmers could not have paid rent. As soon as a severe winter comes a crisis may " be expected. None who took land since 1880 with insufficient capital can stand " up against this continual loss."

Graziers, who buy lean and sell fat, are defeated by the high price of stores in contrast to the low price of fats. Foreign importation of beef, and mutton and glutted markets, depress their receipts, while the scarcity of stores increases their expenditure.

Dairy farmers, expert and progressive cheese makers, and those who hold fair land near towns, and sell hay and straw, have done best, and among them depression, if it exists at all, is of a very mild type.

57. Small farmers engaged in dairying or occupying suburban land, have held their own so long as they work the place with unpaid family labour. But the moment the children go, and hired servants are employed, profit vanishes. The head of a large banking firm stated that were it not for the assistance they have given to small farmers, rents could hardly have been paid at all for the last four or five years. Only those who had capital to lose and something to fall back upon, have maintained an appearance of prosperity, and " *there will be an end to this before long.*" The affairs of small farmers.

58. The chief, and many say only, cause of depression since the date of Mr. Coleman's Report has been low prices, due to foreign competition, facilitated by rapid and cheap transit, and promoted by Free Trade. The chief cause of depression.

By those who understand the subject, the dearness of gold and our monometallic standard are regarded as being in great measure responsible for the present condition of trade and prices.

59. *Rents* are stated to be everywhere too high, and neither reductions nor remissions have been adequate to the necessities of farmers. They were far too long delayed, and when they did come they were not large enough. Rents too high.

60. Farming losses have involved a serious and widespread *shrinkage of capital*, which, in its turn, has begotten farming either on credit or with insufficient stock, or under false pretences with taken-in stock. " *Seasons* have been unfavourable at times. In " former times the losses were recovered by better prices, but now the case is " reversed, for if our corn is at all damaged we cannot sell it." Loss of capital.

61. *The burdens upon land* are felt to be unfair and excessive. " Modern legislation," writes Mr. Charles Clay, " has not treated the agricultural interest fairly, considering " the position it was forced into in former times by protective duties. Under those " conditions the land was enabled to bear the burdens imposed upon it, and I may " say I think it was right and proper it should have borne them then. Now, " however, the position is altered and totally different. All the advantages are " removed under our Free Trade system, yet all the old burdens remain, and many " new ones are added thereto. When the special means by which the land was " enabled to pay the rates, duties, and taxes upon it were removed, then the liability " should in all fairness have been abrogated also. Land by itself is worth little or " nothing, and is not a fairly rateable article. It is only when money is spent upon " it that you have any tangible result, and the cost of bringing into and maintaining " in cultivation, providing buildings, fences, draining, &c., is really more than it is " now worth, yet we rate it and tax it out of all reason. Land should not be treated " as a rateable or chargeable article." Excessive burdens on lands.

62. *Labour* has increased in cost while decreasing in value. Dear labour.

63. *Railway rates* are too high, and *preferential rates* on foreign goods are said to be unjust, and constitute in themselves a direct protection to foreign consignors. Railway rates.

The rates on *short distance traffic* are oppressive and unjustifiable.

64. *The repeal of the Malt Tax* depreciated the value of home-grown barley, and the present system of selling as beer stuff made from other than pure malt and hops has a similar tendency. Repeal of the malt tax.

65. The Merchandise Marks Act is not properly enforced, and the feeder is suffering from it while the public are imposed upon by the sale of foreign meat under the name of " English." Foreign meat sold as English.

66. The sitting tenant has *no security*, and may be turned out by caprice or because of a difference of opinion about rent at six months. In which case he receives *no adequate compensation for improvements.* Insecurity of tenure.

Improper basis of taxation.

67. *Local rates* have increased, especially school, highway, and sanitary rates. *The basis of taxation* for the relief of the poor, the maintenance of police, the support of lunatics, the education of the labouring classes, and the keeping up of the roads, is wrong, and has been the means of further damaging the position of the farmer by imposing upon him rates which he should have nothing to do with. The system of union rating falls heavily upon land near towns, adding considerably to the tenant's obligations.

The Law of Distress.

68. *The Law of Distress* is thought by some parties to keep up the rent of land.

VIII.—Remedies for Agricultural Depression.

No new suggestions submitted in this district.

69. The suggestions made for the remedy of agricultural depression in this district so closely resemble those advanced in Essex, Bedford, Huntingdon, and Northampton, that to once more enter upon a full description of them would only be to prolong the Report with no accompanying advantage. Public opinion, led, no doubt, to a large extent, by the discussions which have taken place at the meetings of agricultural societies, chambers of agriculture, and farmers' clubs throughout the country, and influenced by the decisions arrived at, has assumed what might almost be called a united front.

The position of the arable farmer of Yorkshire differs a little from that of the Bedford man. He grows less wheat and more oats. He is more interested in the price of stock than corn. He has better markets, and is, on the whole nearer to them. He has superior buildings and higher class labour. On the other hand reductions of rent have not been so large, and labour is decidedly more costly per man.

All are agreed that at present prices are too low, rents too high, local taxation unjust in its incidence, railway rates excessive, the tenant's position insecure, and many omissions and shortcomings of our laws in favour of foreign competitors.

The number of out-and-out Protectionists is not so large in the north as south. This, I think, is due to the proximity of such a large body of miners, artizans, and operatives, who are opposed to any such proposal as a tax on food.

Evidence in favour of a duty on flour.

70. There are, nevertheless, many both of the owning and occupying classes strongly in favour of a duty on manufactured flour. It is argued that if such a duty were imposed, the milling trade, now reduced to very small dimensions, would once more spring into life, bran and "middlings" would be available at fair prices, and much employment be given to the labouring classes. It is suggested that the money derived from such a duty be devoted to the reduction of local rates and old age pensions for the labouring classes.

Bimetallism and gambling in food products.

71. Those in favour of bimetallism urge that immediate action should be taken to test the soundness of their views. In their opinion a change to a double standard would raise prices. Again, as at the meeting I held with the Darlington Chamber of Agriculture and representatives from neighbouring societies, it is suggested that a stop be put on all speculation or gambling in food products.

The decrease in acreage under corn.

72. The decrease in the area under corn, even in a small county like Durham, much of which is mountain land, is a serious matter looked at from a national point of view.

In 1873 the acreage under corn was			99,000 acres.
„ 1879	„	„	89,000 „
„ 1893	„	„	69,000 „
Decrease 1873 to 1893	-	-	30,000 acres, or 30 per cent.
„ 1879 „ 1893	-	-	20,000 „ 22·4 „

Permanent pasture, on the other hand, has increased 27 per cent. during the last 20 years. Green crops have increased 3·1 per cent., and clover 2·6 per cent., during the same period. For further particulars, *see* table, Appendix A.

In this district the stress of agricultural depression did not until lately affect the prosperity of the labouring man to any great extent, for when no longer required on the land he experienced little or no difficulty in finding employment in or about towns, but depression of trade has of late made itself felt in manufacturing centres, and distress has been vividly portrayed during the last year, when works were closed or men out on strike.

Migration of the labouring population.

73. I could not but be struck with the evidence given by some gentlemen, who from their knowledge of trade and town labour were fully qualified to speak on the subject,

of excessive migration from rural districts to towns. Depopulation of country districts, they say, goes on year after year, and is certain to continue so long as no profit attends the cultivation of the soil. Labourers are crowding into the towns, where scarcity of employment is painfully apparent and prospects growing daily worse. The depression which at present affects the labour market in manufacturing centres may suddenly disappear, but from what was said by farmers I anticipate a steady decrease of country employment, for everybody said "we must cut down our labour bills and "reduce our working strength unless prices improve immensely."

Arbitration for the adjustment of rent, desired.

74. If nothing can be done to raise prices, then farmers insist that rents must be greatly reduced. It is the general opinion that in order to bring about a fair and reasonable reduction some system of arbitration should be set in motion. Anything like compulsory interference between landlord and tenant is objected to, and land courts, although recommended by a few, are not, generally speaking, desired. Tenants prefer to arrange rents, if possible, without the intervention of a third party, but failing a satisfactory agreement, they feel that arbitration should be at hand. To this proposal some landlords make no objection. The owner of a very large estate said, "Provided that an entirely impartial arbitrator could be found, arbitration would not "be objectionable to me." On another large estate arbitration has already been called upon to settle disputes as to rent, and the agent stated his willingness to settle any difference of opinion by the introduction of an impartial and competent umpire.

Here, as elsewhere, arbitration will be agreeable or disagreeable according to the character of the arbitrator appointed. Given a thoroughly upright person, one whose mind is absolutely free from bias or partiality, and it is thought that his presence would be of immense benefit, and his assistance freely sought and fully acquiesced in.

It was frequently stated that the tenant who by good and liberal treatment has made his farm a place to be desired, is in a most unfortunate position when seeking a reduction of rent. It is to protect such an one from being rented on his own good management that arbitration is suggested. Both in Durham and Yorkshire I heard of numerous cases where landlords had sent away good tenants, owing to disagreement upon the question of a fair rent, and after a time had been forced to accept lower offers from strangers. Even on the largest and best estates such occurrences have taken place, but they are more frequent upon small and poor properties. Tenants are all agreed that the landlord should be fully protected against bad farmers and unscrupulous characters, but they ask for justice to the sitting tenant, who has all through these bad times done his duty to his occupation, regardless of the heavy loss he has sustained. There are many fine farms in this district which would doubtless be grabbed up to-morrow at the rent now paid, held for a few years, possibly ransacked and ruined, and finally made the subject of large reductions of rent. One well known farmer made an extraordinary, yet I believe perfectly true, statement. His occupation is in the finest order possible, and a large proportion of the buildings were erected by him. Had the place belonged to him, he really could not have done more than he has done to increase the letting value of the farm. He has arrived at the conclusion that if he had farmed less well and spent less of his own on another man's property, his rent would have been very much lower than it now is. He cannot leave, and he does not know how to farm badly. His rent, he feels, is far too high, but were he to quit, the landlord would take all the buildings, pay him a small sum for manure and cakes, and get the old rent from a new tenant. Certainly if cases like this constitute any evidence in favour of arbitration in the matter of a tenant's property in the fertility of the soil, and settlement of what is a fair rent to be paid to the landlord, there is no lack of specimens in South Durham and Yorkshire.

The following I take from a report sent by a tenant farmer :—

"I occupy, among others, a farm of 100 acres of clay land. Upon this there "are a few buildings but no house or stabling, nor is there any grass upon it. "For several years I have paid 36*s.* per acre. My landlord refuses to reduce "my rent, because he can get the same from another tenant. It would, no "doubt, pay anyone even at that rent, to simply constantly crop it for, say, five "years, without spending in cake, lime, or manure, and to be as sparing over "labour as possible, as the farm is in a high state of cultivation. At the expira- "tion of that time it would not be worth 20*s.* an acre. Personally I do not "care to get all the good out of the land and then give it up. I should prefer "to farm as I have done for years, but at a fair rent. As a general rule I think "a landlord and tenant should make their own bargain, but a land court, or

"the appointment of Government arbitrators, would be a very great boon to "the farmer to appeal to in special cases such as I have related."

It is believed that the very existence of Government arbitrators would have a healthy effect, for while strengthening the position of the good tenant it would fortify the landlord in dealing with those who were endeavouring to "trade on the depression" or "farming for a reduction."

Temporary loans for specific purposes approved of.

75. In view of the scarcity of capital which I have referred to as prevailing throughout this district, the establishment of land banks or a Government loan department is strongly recommended. A banker says, "I consider that the principle of temporary "loans for specific purposes is sound, safe, and indispensable for the future occupation "of the land. If we had either Government or the landlord behind us we could do "what is necessary on reasonable terms."

A farmer writes: "The establishment of land banks which would make advances at "a moderate rate of interest would be a great help to the farmer. They would be "freely made use of by agriculturists who, though quite solvent, would be glad of a "temporary loan at certain seasons. Government loans for buildings and drainage "would be much appreciated. Hundreds of farmers, if they had the spare capital, "would glady pay for the drainage of the land when the owner refuses to do it. A "very large per-centage of land in this district wants re-draining very badly indeed, "and good crops cannot be grown until it is done."

In Ryedale a meeting of farmers agreed that "farming capital has been lost, and "Government loans at a low rate of interest at certain times might save a great many "up here." One of the gentlemen present told me he frequently puts in beasts for farmers who cannot find ready money.

The tithe question not much referred to.

76. The Tithe Act, 1891, was seldom referred to in this district. A large proportion of the land is tithe free; on many estates tithe was always paid by the landlord and where this was otherwise the tenants' release from tithe was treated as a small reduction of rent. But there is a very strong feeling against the present system of collecting corn returns. Returns, it is urged, should be made by the growers, and not by persons who collect their figures in corn halls or markets. The proportion of wheat and barley consumed at home is steadily increasing, and farmers maintain that all this should be taken into account before an accurate and true calculation can be made of the value of the crop. It was also agreed that the incidence of tithe on arable and grass land is far from being right and fair, and that it is high time to overhaul the Scheme of Commutation, 1835, in order to reconcile it with present conditions.

A thorough inquiry into railway rates and preferential rates desired.

77. Complaints of excessive railways rates were made on all sides. Throughout this district the North-Eastern Company appear to enjoy a complete monopoly, and to exercise it with a somewhat high hand. Without a dissentient voice, those interested in agriculture in Durham and Yorkshire recommend that some check should be put upon the proceedings and powers of railway companies. Preferential rates are denounced in vehement language, and a thorough inquiry into the whole question is called for. The system of favouring foreign competition by giving to other nations advantages denied to English farmers comes like a stab in the back from a member of one's own household, and there is no question upon which Yorkshire farmers are more thoroughly in accord. All that they ask is uniformity and equal terms, the same rate per ton per mile for all goods—a fair field and no favour.

Adulteration of beer and the selling of American meat as English should be put a stop to.

78. The Repeal of the Malt Tax and the practice that brewers make of brewing from materials other than malt and hops meet with distinct disapproval among farmers.

Beer which is made from anything but pure malt and hops should, in the opinion of Yorkshire farmers, be considered an impure article, and marked as such. With regard to the sale of foreign meat under the name of "English," farmers say that it is wilful and wanton fraud and doing distinct damage to the British feeder. Several parties calculated that if a stop were put to this improper practice, the price of the superior home-grown article would rise at least 1*s.* per stone. A very great deal of foreign meat appears to be sold in the large manufacturing towns of South Yorkshire, and much of it comes, I am informed, from Birkenhead or Liverpool. Farmers are of opinion that the artizan is prepared to pay more for English beef, and frequently has another article supplied under a false title, although at the highest charge per lb. The large meeting of farmers held at Darlington believed that by the aid of inspectors, assisted by the constabulary and in touch with the local authorities, fraudulent sales could easily be detected and transgressors brought to justice. As one would naturally expect, in this important stock-feeding district, anything that tends to unfairly depress the value of home-grown beef and mutton meets with disapprobation.

79. With reference to the importation of Canadian store cattle, it is generally agreed that were this put a stop to, encouragement would be given to home breeding, but feeders argue that already lean stock are too dear in proportion to beef, and that were a further rise in the value of stores induced by a stoppage of the foreign store trade but dead meat or animals for slaughter at the port of landing still admitted, the prospects of the grazing or feeding farmer would be worse than ever. The opinions of farmers on this subject depend very much upon their own system of management. Those who breed would like to see all foreign stores excluded. Those who buy lean and sell fat would prefer a still further extension of a trade which undoubtedly tends to keep down the price and value of stores. But even those who advocate the importation of stores are keenly alive to the risk we run of introducing disease from abroad, and they commend the vigilance and energy displayed by the Board of Agriculture in the discharge of its duties.

Opinion with regard to importation of store cattle divided.

IX.—General Remarks and Conclusion.

80. Although in this district outward and visible signs of agricultural depression are neither so numerous nor distinct as in the counties I previously visited; although no land is derelict, and none but cold undrained clay let at nominal rents; although a large proportion of the farms are still well farmed and fully stocked; although, taking the district as a whole, there have been no remarkable number of changes of tenancy and not many failures, it is nevertheless an uncontradictable fact that agricultural depression has prevailed in Yorkshire and South Durham ever since Mr. Coleman's Report was issued. Farming for the last 17 or 18 years has been attended with heavy loss. Farmers even in the most favoured districts, viz., those within handy distance of large towns, and regularly engaged in the sale of milk, poultry, eggs, hay, straw, and potatoes, have, to use their own words, only succeeded in "hanging on." The general complaint among those whom I met in the immediate neighbourhood of Darlington, Middlesborough, and Selby was, that "the returns from the land come to very little "now, and we feel the effects of a bad season in a way quite different to old times."

81. In the purely rural parts, where farming has no speciality to help it on, the condition of farmers has been steadily declining ever since 1879. If 1893 had been a bad year, it is certain that many would have been brought to a standstill. All through this large and once prosperous district very gloomy apprehension exists as to the future. Agriculture cannot be carried on at present prices unless rents and wages are greatly reduced.

82. It would be difficult to name any way in which farm work might be improved in Yorkshire. The tenants are skilful, hardworking, and hard-headed people, with much in their favour, so far as concerns good buildings, markets, and soil. Most of them started with abundant capital, and have earned the character of steady, sober, diligent, careful men. But gradually their capital has melted away, and the savings of the good times have been dissipated by the losses of this long-continued depression.

83. In many ways the agricultural classes have banded themselves together with a view to furthering their own interests. At Darlington, Driffield, and Escrick there are co-operative clubs for the purchase of seeds, cakes, and manures; and at the first-mentioned town the society has its own auction mart, where the weighbridge system is in general use. Co-operation has certainly proved satisfactory, and is gradually extending, but no amount of co-operation can restore prosperity to an industry which has broken down from causes which cannot be obviated by any possible manner of buying and selling. These men of Yorkshire have displayed unusual powers of self-help and resource; but, in spite of it all, the cost of production far exceeds the value of produce, and a business conducted on such conditions is rotten at the core. As the result of my observations and the evidence received in this district, it would appear that two steps must be taken if agriculture at present prices is to be saved from immediate disaster. *Rents must be lowered, and the expenses of farming must be cut down.* The four-course rotation is altogether out of place with corn at the prices now current and the ordinary ploughman drawing 16*s.* per week besides perquisites. If the tenant is to live at all, both landlord and labourer must bear more of the burden than they have hitherto done. Among farmers themselves I found much of that spirit of hopelessness which can only be called despair. Those who work hardest, *e.g.*, small farmers, have been the greatest sufferers, and I greatly fear that many of them are at present very poor, and conducting their business either with insufficient capital or with borrowed money,

By far the most certain remedy would be a general rise in prices; but in order to pay present rents and wages the rise would require to be much larger than one can reasonably look forward to.

84. There appears to be a general feeling that were the occupying tenant given some better security in his holding, a reasonable rent charged for the land, opportunities provided by which the occupier could borrow money for permanent improvements, protection afforded against foreign competition by the stoppage of preferential rates and the prosecution of those who sell foreign meat as English, and a strict enforcement of legislation designed to defeat fraudulent sales, and if the incidence of taxation were so altered that land was relieved of the excessive burdens now resting upon it, agriculture might revive in Yorkshire and South Durham, and landlords be spared much of the heavy outlay which estate maintenance now entails upon them.

85. It would be a great inducement to tenants to farm well from beginning to end of a tenancy, and would certainly tend to bring fresh capital to agriculture, were compensation obtainable for anything and everything which the outgoing tenant may have done to improve the condition of his farm. The 1883 Act, as pointed out by Mr. Rowlandson and many others, discourages continuous good farming by declining to recognise the important bearing it has on the letting value of land, and placing the tenant whose occupation has been of short duration in a position equal to that of a person who for 30 years has been contributing by good husbandry and liberal consumption of purchased food to the fertility of the soil. The 1883 Act cannot be so altered as to admit of compensation according to schedule for continuous good husbandry to "present" tenants, for no records descriptive of the condition of holdings at the commencement of tenancies are in existence, but in fairness to them a very great deal could and should be done to adequately compensate the outgoer for that which he leaves behind him of value to his successor, and to protect the landlord from deterioration and neglectful farming, by reproducing the 1883 Act, altered and amended in some of the numerous ways recommended by the various agricultural clubs and societies whose attention has been given to the consideration of the question.

86. With respect to "future tenancies," or such tenancies as would begin after the passing of a new Act, there is a general feeling that by the introduction of the "scheduling" system and the appointment of official arbitrators authorised to conduct valuations and settle claims, the determination of compensation would be immensely simplified and rendered more efficacious and less expensive. A just law should be both a terror to evil-doers and a praise to them that do well. The 1883 Agricultural Holdings (England) Act has earned quite the opposite character, for under it those who farm worst are said to fare best.

87. No one submitted to me that a better Agricultural Holdings Act would dispel depression due to low prices, high rents, and dear labour, but it is generally felt that the last Act discourages, while a new one, if properly constructed, would encourage farmers to hold on, farm well, and work hard, hoping for better times.

88. At the large and representative meeting held at Darlington it was stated, and the statement was endorsed by all present, that although we pose as a Free Trade country we are not thoroughgoing Free Traders, but Protectionists in deed and in truth, in so far that we tax most severely everything produced on British soil, while we protect foreign lands by admitting their produce to our markets without asking it to contribute one farthing towards our taxation, Imperial or otherwise. Under these conditions it is argued that as foreign importation increases and home production decreases in bulk and value, the iniquity of the present system becomes more and more grievous. All that Yorkshire and Durham landowners and farmers ask in this connexion is that the produce of foreign lands shipped to Great Britain and sold here shall be liable to the same taxes as are at present charged on the produce of British land, and that English railway companies shall be prevented from furthering the interests of the foreigner and deterring the British farmer by preferential rates.

89. If this two-armed protection on foreign competition goes on, farmers say home agriculture must soon succumb, for while our land is being rapidly laid aside to grass, and the revenue from its occupation year by year growing less, foreign importations are always filling up the gap caused by our impotence to compete under present conditions. A continuance of this state of affairs must ultimately result in the entire swamping of British agriculture.

90. It is perfectly true that were rents reduced and permanent reductions substituted for temporary returns, assessments would be reduced, and rateable values lowered, but so long as land is held responsible for the support of so many national objects a lowering of rateable values would be followed by higher rates in the £. It is, however, argued in some quarters that at present the reduction in the amount of local rates consequent upon the lowering of assessments has not proved much of an advantage to farmers. On the contrary that, contrasting the values of farming produce and the rates paid before the depression with those prevailing now, the burdens on land are relatively heavier in 1894 than they were in 1874.

91. On page 175 of Mr. Coleman's Report there are in his "General Conclusions" several observations, which I propose to lay before the Commissioners with such remarks of my own as may describe the changes which have come over the scene since 1880. "It is to be feared that the capital, which was small to begin with, has been "growing gradually less, and is now hopelessly deficient." The persons of whom this was written have either retired to smaller farms or dropped out altogether, and the same language may now be truthfully applied to many who in Mr. Coleman's day were believed to be substantial farmers with abundant capital. Land does not "revert to the owner" as formerly, simply because the owner, rather than farm himself, takes any offer which sounds reasonable. "When the management is liberal and intelligent, "the tenant secured by agreement or well won confidence, there is hopefulness as to "the future, and no positive retrograde movement beyond what is inseparable from "the seasons." In Yorkshire and the Darlington district I met some of the most intelligent men and best farmers I ever had the privilege of knowing. I inspected several magnificent farms, and I have produced balance sheets from four admirable specimens. Although among these gentlemen "apathy" is far distant, "despair" is conspicuously in evidence. High farming has failed to secure a profit; the better policy seems to have been—spend as little as possible. Throughout the whole of this district "retrograde movement" has taken place in the financial affairs of farmers. Many once well-to-do are now in straits, but while losing their own money they have never neglected their farms nor damaged the landlord's property. The fault cannot be attributed to bad seasons, but to bad prices, dear labour and rents too high for the times.

92. "The prices of young animals have been out of proportion to the value of meat, "hence graziers have not made the profits they ought to. At last English farmers are "realizing the necessity of breeding more stock, and the trouble is gradually righting "itself." How long the process of "gradually righting itself" continued I cannot say, but it is clear as noonday that the arable farmers of this locality have suffered immensely and for many years from cheap meat and dear stores. This untoward condition of affairs has of late become notorious. It is doubtful whether the winter feeder of cattle has had a clear profit twice during the last seven years. Grass feeding has occasionally paid, but whenever food has been artificially produced the result has been most unsatisfactory. The stock of sheep and cattle owned by tenant farmers in the country is numerically decreasing year by year, while meat from abroad is being poured in in all shapes and forms. Farmers might have enlarged their breeding flocks and herds when money was plentiful and they were able to lie out of profit for a year or so, but to expect men who can barely meet current expenses to start breeding on anything but a very small scale in times like these is absurd. If breeding is to be increased, there must be a fresh supply of capital devoted to farming. Few will differ with me in stating that an increase in our flocks and herds is much to be desired, but this cannot be possible unless some special assistance be given to farmers. Such assistance Yorkshire men say might take the form of temporary loans for this very purpose.

93. I say with all confidence that the condition of agriculture in this district is very much worse than at the time of Mr. Coleman's mission, and that although in favoured localities farmers may be moving along in a quiet way without suffering loss, elsewhere the depression has had very serious consequences, and threatens to complete the ruin of many a hardworking family.

94. I have to acknowledge with gratitude the kind reception accorded to me by the gentlemen I met and visited in south Durham and Yorkshire, and especially to thank the Darlington Chamber of Agriculture, and Mr. Pearce, their able and courteous secretary, for the assistance they gave me while in their district.

I am, your obedient servant,

R. HUNTER PRINGLE.

APPENDIX A. 1.

TABLE showing ACREAGE occupied by various CROPS, and QUANTITY of LIVE STOCK, under different heads, in DURHAM COUNTY and the EAST and NORTH RIDINGS of YORKSHIRE. FIGURES taken from AGRICULTURAL RETURNS, 1880 and 1894. (*See* par. 72.)

	DURHAM.			YORK, EAST RIDING.			YORK, NORTH RIDING.			TOTALS FOR THREE COUNTIES.			
	1880.	1894.	Increase or Decrease.	1880.	1894.	Increase or Decrease.	1880.	1894.	Increase or Decrease.	1880.	1894.	Increase or Decrease.	Increase or Decrease.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Per cent.
Total area	647,592	—	—	804,798	—	—	1,361,664	—	—	—	—	—	—
Total acreage under crops, bare, fallow, and grass.	415,626	438,136	+22,510	673,966	668,643	− 5,323	843,615	864,202	+ 20,587	1,933,207	1,970,981	+ 37,774	+ 1·9
CORN CROPS.													
Wheat	31,557	16,306	− 15,251	93,954	60,700	− 33,254	54,385	29,013	− 25,322	179,846	106,019	− 73,827	− 41·0
Barley or bere	19,406	16,820	− 2,586	77,814	69,084	− 8,730	81,677	73,030	− 8,647	178,897	158,934	− 19,963	− 11·1
Oats	35,676	35,511	−165	83,366	105,264	+ 21,898	71,239	80,873	+ 9,634	190,281	221,648	+ 31,367	+ 16·4
Rye	102	162	+ 60	1,204	2,141	+ 937	831	1,336	+505	2,137	3,639	+ 1,502	+ 70·2
Beans	2,612	1,092	− 1,520	11,713	4,832	− 6,881	6,920	2,878	− 4,042	21,245	8,802	− 12,443	− 58·5
Peas	818	403	− 415	6,913	6,721	− 192	1,795	2,887	+ 1,092	9,526	10,011	+ 485	+ 5·0
Total of corn crops	90,171	70,294	− 19,877	274,964	248,742	− 26,222	216,797	190,017	− 26,780	581,932	509,053	− 72,879	− 12·5
GREEN CROPS.													
Potatoes	9,874	7,751	− 2,123	9,972	11,867	+ 1,895	10,031	10,596	+ 557	29,885	30,214	+ 329	+ 1·1
Turnips and swedes	21,205	21,995	+790	77,591	76,408	− 1,183	58,511	58,347	− 164	157,307	156,750	− 557	− ·3
Mangold	240	227	− 13	4,965	5,219	+254	2,287	2,724	+ 437	7,492	8,170	+ 678	+ 9·0
Cabbage, carrots, kohl, rabi, and rape.	540	448	− 92	9,901	7,075	− 2,826	3,992	3,146	+ 846	14,433	10,669	− 3,764	− 26·0
Vetches and other green crops, except clover and grass.	2,976	2,762	− 214	7,518	8,011	+493	3,467	2,770	− 697	13,961	13,543	− 418	− 2·9
Total of green crops	34,835	33,183	− 1,652	109,947	108,580	− 1,367	78,296	77,583	− 713	223,078	219,346	− 3,732	− 1·6
Clover, sainfoin, and grass under rotation.	44,582	53,353	+ 8,771	86,188	91,325	+ 5,137	68,593	72,645	+ 4,052	199,363	217,323	+ 17,960	+ 9·0
Permanent pasture and grass not broken up, excluding heath and mountain.	226,867	272,541	+ 45,674	178,099	205,836	+ 27,737	449,248	505,702	+ 56,454	854,214	984,079	+ 129,865	+ 15·2
Flax	16	2	− 14	1,722	533	− 1,189	96	4	− 92	1,834	539	− 1,295	− 70·6
Hops	—	—	—	—	—	—	—	—	—	—	—	—	—
Bare, fallow, or uncropped arable land.	19,155	8,368	− 10,787	20,046	12,726	− 10,320	30,585	17,615	− 12,970	72,786	38,709	− 34,077	− 46·8
STOCK:													
Horses (including ponies)—													
Used solely for agriculture	11,271	12,524	+ 1,253	25,045	23,870	− 1,175	26,675	26,820	+ 145	62,991	63,214	+ 223	+ ·3
Unbroken horses and mares kept solely for breeding.	5,568	7,834	+ 2,266	15,353	21,735	+ 6,382	14,195	18,274	+ 4,079	35,116	47,843	+ 12,727	+ 36·2
Total of horses	16,839	20,358	+ 3,519	40,398	45,605	+ 5,207	40,870	45,094	+ 4,224	98,107	111,057	+ 12,950	+ 13·2
Cattle—													
Cows and heifers in milk or in calf.	21,124	25,552	+ 4,428	24,947	25,103	+ 156	50,086	51,971	+ 1,885	96,157	102,626	− 6,469	+ 6·7
Other cattle—													
Two years of age and above	16,756	17,961	+ 1,205	25,672	25,882	+ 210	43,192	47,642	+ 4,450	85,620	91,485	+ 5,865	+ 6·8
Under two years of age	24,515	28,386	+ 3,871	32,762	35,552	+ 2,790	63,830	68,038	+ 4,208	121,107	131,976	+ 10,869	+ 8·9
Total of cattle	62,395	71,899	+ 9,504	83,381	86,537	+ 3,156	157,108	167,651	+ 10,543	302,884	326,087	+ 23,203	+ 7·6
Sheep—													
Total of sheep	214,427	217,788	+ 3,361	473,788	438,977	− 34,811	684,091	676,427	− 7,664	1,372,306	1,333,192	+ 39,114	− 2·1
Pigs—													
Total of pigs	7,732	12,065	+ 4,333	42,822	59,044	+ 16,222	40,621	53,903	+ 13,282	91,175	125,012	+ 33,837	+ 37·1

APPENDIX B. I.

PARTICULARS OF RENTS AND REDUCTIONS ON FARMS by CLASSES, 1879 and 1893, from an ESTATE in SOUTH DURHAM AND NORTH YORKSHIRE.

Classification.	Acreage.	Nature of Tenancy.	Amount of Tithe in 1893.	Rent.		Reduction.	
				1879.	1893.	Amount.	Per Cent.
All Grass.	A. R. P.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1. Moorland	1,156 0 0	Yearly.	1 10 9	180 1 10	145 17 10	—	—
2. Grass	77 2 16	Do.	8 1 3	74 16 0	60 11 8	—	—
3. Do.	261 2 0	Do.	Tithe free.	166 19 0	133 15 0	—	—
4. Do.	165 0 23	Do.	Do.	120 0 0	97 4 0	—	—
5. Do.	146 0 4	Do.	6 15 0	128 11 2	103 13 2	—	—
6. Do.	240 3 22	Do.	Tithe free.	173 9 6	140 10 2	—	—
	2,047 0 25	—	16 7 0	843 17 6	681 11 10	162 5 8	19·1
¼ Arable. ¾ Grass.							
1.	139 3 3	Yearly.	7 14 5	122 8 2	98 0 10	—	—
2.	161 0 32	Do.	Tithe free.	208 1 6	166 5 0	—	—
3.	382 1 0	Do.	22 15 7	197 16 10	156 11 0	—	—
4.	168 0 27	Do.	7 0 9	161 0 0	130 7 6	—	—
5.	263 2 27	Do.	Tithe free.	220 19 6	177 11 4	—	—
6.	255 1 13	Do.	18 4 8	163 10 0	131 9 8	—	—
	1,370 1 22	—	50 15 5	1,073 16 0	860 5 4	213 10 8	19·8
½ Arable.							
1.	399 2 33	Yearly.	18 19 7	440 8 6	349 6 10	—	—
2.	375 2 21	Do.	66 3 6	574 6 6	423 8 0	—	—
3.	165 1 30	Do.	13 12 6	197 2 4	154 16 8	—	—
4.	550 1 39	Do.	Tithe free.	735 16 6	631 14 4	—	—
5.	284 3 26	Do.	Landlord pays tithe.	425 7 2	299 0 0	—	—
6.	239 3 33	Do.	35 6 6	359 10 2	282 17 2	—	—
	2,016 0 22	—	134 2 1	2,732 11 2	2,141 3 0	591 8 2	21·6
¾ Arable. ¼ Grass.							
1.	96 3 14	Yearly.	12 12 6	122 14 6	94 19 6	—	—
2.	203 1 6	Do.	48 17 2	365 0 0	285 4 2	—	—
3.	204 3 84	Do.	37 1 9	273 1 0	212 8 10	—	—
4.	460 1 9	Do.	Paid by landlord.	1,050 0 0	713 9 0	—	—
5.	248 3 23	Do.	35 9 10	329 17 6	257 18 8	—	—
6.	434 0 7	Do.	Paid by landlord.	707 0 0	525 0 0	—	—
	1,648 1 13	—	134 1 3	2,847 13 0	2,089 0 2	758 12 10	26·3

BALANCE SHEET, 1892–3, for this ESTATE.

Receipts.	£ s. d.	Expenditure.	£ s. d.
To tenants in arrear	—	By tenants in arrear	—
,, One year's rent	—	,, Loss by insolvent tenants	8 2 1
,, Lady Day, 1893	21,309 10 10	,, Taxes and cesses	31 18 1
,, Produce of mines	3,535 19 0	,, Fee-farm rents	651 10 1
,, Income and property tax	7 17 0	,, Tax on income and property	319 9 10
		,, Incidents	3,844 16 11
		,, Drainage, &c., rentcharges	510 0 0
		,, Buildings and repairs	2,948 12 8
		,, Salaries	1,485 0 0
		Balance, being nett rent	16,058 17 2
	24,853 6 10		24,853 6 10

EXPENDITURE and OUTGOINGS = 40 per cent. of Gross Receipts.

BALANCE SHEET, 1892–3, for all ESTATES MANAGED by one LAND AGENT.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
To tenants in arrear	2,090	18	6½	By tenants in arrear	2,215	6	1
,, One year's rent, Lady Day, 1893	63,138	9	3¼	,, Loss by insolvent tenants	884	1	10
,, Produce of mines	8,318	16	7	,, Taxes and cesses	471	14	0
,, Income and property tax	7	17	0	,, Tax on income and property	1,775	14	9
				,, Fee-farm rents	543	13	0
				,, Incidents	9,712	12	5½
				,, Drainage, &c., rent charges	2,237	8	1
				,, Buildings and repairs	9,645	19	8
				,, Salaries	3,729	16	6
				Balance, being the net produce of the whole estate	42,339	15	0¼
	73,556	1	4¾		73,556	1	4¾

EXPENDITURE and OUTGOINGS = 42½ per cent. of Gross Receipts.

RETURNS MADE since 1875.

Lady Day	1881–2	25	per cent. on arable and 10 per cent. on grass.
,,	1883–4	12½	,, on arable.
,,	1884–5	15	,, ,,
,,	1885–6	10	,, on grass.
,,	1886–7	25	,, half of arable.
,,	1891–2	12½	,, General (Teesdale only).
,,	1892–3	12½	,, ,,

APPENDIX B. II.

PARTICULARS from a YORKSHIRE ESTATE.

Classification.	ACREAGE.	Proportion of Pasture.	RENTS. 1878.	RENTS. 1894.	REDUCTION. AMOUNT.	REDUCTION. Per Cent.	
Strong Land Farms on Lias Clay:	A. R. P.	Acres.	£ s. d.	£ s. d.	£ s. d.		
1	195 1 4	56	379 0 0	224 0 0	155 0 0	40	One-third Pasture.
2	234 1 36	94	422 10 0	280 0 0	142 10 0	33	
3	167 3 33	30	170 0 0	120 0 0	50 0 0	29	Average rent per Acre
4	172 1 32	108	125 0 0	80 0 0	45 0 0	36	In 1878 = 1*l.* 8*s.* 7*d.*
5	303 3 4	140	430 0 0	330 0 0	100 0 0	23	,, 1894 = 19*s.* 10*d.*
6	213 3 25	41	319 0 0	245 0 0	74 0 0	23	
	1,287 3 14	469	1,845 10 0	1,279 0 0	566 10 0	30·7	
Light Land Farms on the Oolite:							
1	241 1 33	64	310 0 0	220 0 0	90 0 0	29	One-third Pasture.
2	170 2 29	31	195 0 0	140 0 0	55 0 0	28	
3	355 0 38	87	440 0 0	330 0 0	110 0 0	25	Average rent per Acre
4	341 3 7	146	450 0 0	358 0 0	92 0 0	20	In 1878 = 1*l.* 4*s.* 2*d.*
5	240 2 12	68	240 0 0	200 0 0	40 0 0	16	,, 1894 = 18*s.* 8½*d.*
6	148 0 35	39	180 0 0	153 0 0	27 0 0	15	
	1,497 3 34	435	1,815 0 0	1,401 0 0	414 0 0	22·8	
Dale Farms.		*Sheep Stray for					
1	276 1 24	400 sheep	172 0 0	133 0 0	39 0 0	22¾	Chiefly Pasture.
2	91 0 28	140 ,,	78 10 0	64 0 0	14 10 0	18½	
3	133 3 23	130 ,,	60 0 0	50 0 0	10 0 0	16⅔	Average rent per Acre
4	131 3 23	100 ,,	127 0 0	92 0 0	35 0 0	27½	In 1878 = 14*s.* 11½*d.*
5	167 3 12	100 ,,	134 0 0	95 0 0	39 0 0	29	,, 1894 = 11*s.* 0¾*d.*
6	109 1 22	100 ,,	110 0 0	70 0 0	40 0 0	36	
	910 2 7	—	681 10 0	504 0 0	177 10 0	26	

* On Moor.

APPENDIX B. III.

Particulars from a Yorkshire Estate.—Comparison of Farm Rents, 1878 and 1894.

Description of Soil.	Letter.	No. of Acres Arable.	No. of Acres Pasture.	Total Acreage.	Rent in 1878.	Rent in 1894.	Reduction.	Remarks.
		A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	
Light -	A	148 1 4	54 2 22	202 3 26	260 0 0	200 0 0	60 0 0	Very light land farms. A good deal of the land has been re-drained during the last few years but not much has been done to the buildings since 1878.
	B	153 0 25	16 2 24	169 3 9	202 1 6	150 0 0	52 1 6	
	C	302 2 0	50 1 10	352 3 10	469 18 0	450 0 0	19 18 0	Very heavy expenditure has taken place since 1878 on this farm on improvements to buildings Covered yards, Dutch barns, &c., and also, although most of the land is very light, some strong clay land has been laid down to permanent pasture, which has improved the farm very much.
	D	65 2 22	11 2 2	77 0 24	117 10 0	92 0 0	25 10 0	
	E	257 2 4	113 1 27	370 3 31	483 11 0	374 19 0	108 12 0	Heavy expenditure on this farm on buildings and Dutch barns and drainage since 1878.
		927 0 15	246 2 5	1,173 2 20	1,533 0 6	1,266 19 0	266 1 6	Nearly 18 per cent.
Medium -	F	181 1 12	56 1 5	237 2 17	410 0 0	377 0 0	33 0 0	
	G	165 2 17	61 2 15	227 0 32	345 8 0	271 10 0	73 18 0	Some strong land on this farm has been laid down to permanent pasture. There has also been a heavy expenditure on this farm in buildings and drainage since 1878.
	H I	271 1 15	159 2 12	430 3 27	650 8 0	360 0 0 200 0 0	90 8 0	
	J	164 2 1	85 1 23	249 3 24	416 13 0	350 0 0	66 13 0	Heavy expenditure on buildings on this farm since 1878.
	K	228 1 16	57 1 29	285 3 5	449 0 0	340 0 0	109 0 0	Some strong land on this farm has been laid down to permanent pasture. There has also been a heavy expenditure on this farm in buildings and drainage since 1878.
	L	154 0 14	49 0 14	203 0 24	386 9 0	300 0 3	86 0 0	
		1,165 0 31	469 1 18	1,634 2 9	2,657 9 0	2,198 10 0	458 19 0	17 per cent.
Strong -	M	44 3 21	28 0 0	72 3 21	80 0 0	60 0 0	20 0 0	
	N	122 1 19	48 2 5	170 3 24	290 0 0	170 0 0	120 0 0	A good deal of strong land on these farms has been laid down to permanent pasture since 1878.
	O	279 1 17	36 1 30	315 3 7	388 19 2	230 0 0	158 19 2	
	P	200 0 39	49 3 34	250 0 33	332 0 0	260 0 0	72 0 0	
	Q	276 3 16	95 3 14	372 2 30	505 10 0	445 8 0	60 2 0	A large expenditure has taken place on these farms on improvements to buildings and Dutch barns and drainage, and some very strong land has been laid down to permanent pasture since 1878.
	R	184 1 27	103 1 28	287 3 15	441 0 0	270 0 0	171 0 0	
	S	95 0 9	42 2 38	137 3 7	179 0 0	*148 4 2	30 15 10	
		1,153 0 29	404 3 29	1,558 0 17	2,216 9 2	1,583 12 2	632 17 0	28½ per cent.

* The above rent of 148*l.* 4*s.* 2*d.* includes interest on improvements to buildings.

The tithe on the above is included in rentals.

The arrears on this estate were heavy about 1883, when large remissions were made. Since then the arrears on larger farms have only been temporary and nominal, with hardly any exceptions; but in a few cases of the smaller farmers, about 70 acres and under, assistance has had to be given.

Average Rents per Acre.

	1878.	1894.
	£ s. d.	£ s. d.
Light -	1 6 1¼	1 1 7½
Medium -	1 12 6	1 6 10¾
Strong -	1 8 5¼	1 0 8¾

Per-centage of Expenditure (under Separate Headings) on Rental, 1894.

Gross Rental, 1878.	Gross Rental, 1894.	Salaries, Stationery, and Rent Audit Expenses.	Insurance.	Tithes.	Rates and Taxes.	Road Making and General Estate Maintenance.	Buildings.	Drainage.	Allowances.	Schools and Charities.	Stallions.	Totals.	Expenditure on Improvements.
£ 24,155	£ 20,483	4 per cent. on 1894 rental.	¼ per cent. on 1894 rental.	6 per cent. on 1894 rental.	6½ per cent. on 1894 rental.	5 per cent. on 1894 rental.	25 per cent. on 1894 rental.	5 per cent. on 1894 rental.	7½ per cent. on 1894 rental.*	3 per cent. on 1894 rental.	1 per cent. on 1894 rental.	63½ per cent. on 1894 rental.	During the last 25 years 135,225*l.* 1*s.* 6*d.*, has been spent on buildings and 33,930*l.* on draining. Of this 91,273*l.* 2*s.* has been spent since 1878.
Reduction, 15 per cent.		17 per cent. on 1894 rental.				35 per cent on 1894 rental.			11¼ per cent. on 1894 rental.			63½ per cent. on 1894 rental.	

* These are practically reductions, the allowances being made until further notice.

APPENDIX B. IV.

PARTICULARS of RENTS, LANDLORD'S EXPENDITURE, and INCOME on a SMALL ESTATE in SOUTH DURHAM for YEARS 1875, 1885, 1893.

No. of Farm.	Rents. 1875.	Rents. 1885.	Rents. 1893.	Reduction. 1875–93.	Reduction. 1885–93.	Reduction per Cent. 1875–93.	Reduction per Cent. 1885–93.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£		
1	395 10 0	280 0 0	240 0 0	115 10 0	40	29·2	14·2
2	174 0 0	130 0 0	130 0 0	44 0 0	None	25·2	—
3	357 0 0	270 0 0	270 0 0	87 0 0	None	24·3	—
4	504 0 0	340 0 0	310 0 0	164 0 0	30	32·5	8·8
5	352 0 0	280 0 0	280 0 0	72 0 0	None	20·4	—
6	243 0 0	160 0 0	174 0 0	83 0 0	Increase owing to landlord's outlay 14*l.*	34·1	+8·7
	2,025 10 0	1,460 0 0	1,404 0 0	565 10 0	56	27·9	3·8

		£	Net Rental. £
1875	Gross rental	2,212	
	Outgoings	1,100	1,112
1885	Gross rental	1,675	
	Outgoings	1,154	521
1893	Gross rental	1,435	
	Outgoings	1,095	340

Net rental reduced—
1875 to 1893 - 69·4 per cent.
1885 to 1893 - 34·7 "

Proportion of Expenditure to Gross Rental—
1876=50 per cent., 1885=68 per cent., 1893=76 per cent.

APPENDIX B. V.

PARTICULARS of RENTS and REDUCTIONS on THREE ESTATES of DIFFERENT CHARACTERS in DURHAM and YORKSHIRE.

ESTATE A. ¼ ARABLE.

NORTH-WEST DURHAM.

No.	Acreage.	Pasture.	Arable.	Buildings, &c., &c.	Average Tithe, 1894.	Rent, 1879.	Rent, 1894.	Arrears.	Reductions. Amount.	Reductions. Per Cent.	Remarks.
	A. R. P.	A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	50 1 14	35 2 25	14 0 11	0 2 18	—	50 0 0	65 0 0	—	+15 0 0	—	This estate is situated in a colliery district, and consists of arable farms with about ¼ pasture. Owing to the proximity of collieries, there is a large demand for hay, and the tenants are allowed to sell hay under reasonable limitations.
2	245 3 15	133 3 4	110 1 29	1 2 22	1 18 7	298 12 0	280 0 0	—	18 12 0	—	
3	153 0 34	77 0 34	75 0 37	0 3 3	—	135 0 0	124 0 0	—	11 0 0	—	
4	269 3 4	132 2 34	135 2 13	1 1 37	23 12 0	300 0 0	235 0 0	231 18 1	65 0 0	—	
5	412 1 29	241 2 14	168 1 26	2 1 29	20 17 2	326 8 6	322 0 0	—	4 8 6	—	
6	87 1 35	32 3 36	53 3 7	0 2 32	—	65 0 0	65 0 0	—	—	—	
	1,219 0 11	653 3 27	557 2 3	7 2 21	7 2 21	1,175 0 6	1,091 0 0	231 18 1	84 0 6	7·1	

ESTATE B. ⅓ ARABLE.

SOUTH-WEST DURHAM.

No.	Acreage.	Pasture.	Arable.	Buildings, &c., &c.	Average Tithe, 1894.	Rent, 1879.	Rent, 1894.	Arrears.	Reductions. Amount.	Reductions. Per Cent.	Remarks.
	A. R. P.	A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	367 0 37	329 0 29	34 3 39	3 0 9	41 8 4	439 0 0	315 0 0	—	124 0 0	—	This estate is lowland grass, with about ⅓ arable. The rents were considerably reduced during the "seventies." The total rental of this estate has been reduced 21 per cent. since 1880. In addition to this permanent reduction, a return of 12½ per cent. was made for 1892–3.
2	155 2 36	137 3 36	17 0 38	0 2 2	15 3 5	188 4 2	129 0 0	—	59 4 2	—	
3	295 3 32	218 3 16	76 0 32	0 3 24	31 17 8	475 14 2	310 0 0	331 3 6	165 14 2	—	
4	183 1 9	124 3 0	58 0 16	0 1 33	20 7 2	186 5 2	130 0 0	80 0 10½	56 5 2	—	
5	232 2 14	119 3 38	110 3 26	1 2 30	27 17 6	300 0 0	250 0 0	—	50 0 0	—	
6	230 2 32	189 2 23	40 1 17	0 2 32	12 8 1	180 0 0	130 0 0	—	50 0 0	—	
	1,465 2 0	1,120 1 21	337 3 8	7 1 10	149 2 2	1,769 3 6	1,264 0 0	461 4 4½	505 3 6	28·5	

Estate C. All Grass and Moorland.

North Riding of Yorkshire.

No.	Acreage.	Pasture.	Arable.	Buildings, &c., &c.	Average Tithe, 1894.	Rent, 1879.	Rent, 1894.	Arrears.	Reductions. Amount.	Reductions. Per Cent.	Remarks.
	A. R. P.	A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	64 2 13	61 2 8	—	3 0 5	—	144 0 0	115 0 0	49 10 0	29 0 0	20·1	Rent includes summer grazing for 500 sheep on the open moor.
2	158 3 18	158 2 0	—	0 1 18	—	112 0 0	88 0 0	—	24 0 0	21·4	Rent includes summer grazing for 300 sheep on the open moor.
3	107 0 21	106 1 36	—	0 2 25	—	60 0 0	48 10 0	—	11 10 0	19·1	
4	67 1 18	65 2 2	—	1 3 16	1 7 6	77 0 0	70 10 0	—	6 10 0	8·4	
5	134 1 16	133 1 36	—	0 3 20	—	87 0 0	80 10 0	—	6 10 0	7·4	Rent includes summer grazing for 250 sheep on the open moor.
6	147 0 3	146 2 0	—	0 2 3	—	125 12 0	118 0 0	—	7 12 0	6·1	
	679 1 9	672 0 2	—	7 1 7	1 7 6	605 12 0	520 10 0	49 10 0	85 2 0	14·0	

Note.—Upon this estate in many cases the tithe owner received allotments upon the inclosure of the commons in lieu of tithe, which is the reason no tithe rentcharge is payable out of several of the above holdings.

Table showing Gross Rentals, Maintenance, Upkeep, and Expenditure on Improvements, 1890 to 1894.

Name of Estate.	Acreage.	Gross Land Rental.	Expenditure. Improvements.	Expenditure. Upkeep.	Total Expenditure.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
A	3,500 0 0	2,725 0 0	1,388 10 4	2,490 16 6	3,879 6 10
B	8,000 0 0	6,800 0 0	6,194 19 1	6,477 16 7½	12,672 15 8½
C	32,500 0 0	5,150 0 0	6,179 19 8½	2,590 11 0½	8,770 10 9
	44,000 0 0	14,675 0 0	13,763 9 1½	11,559 4 2	25,322 13 3½

In 1887 the rents on this estate were reduced 14 per cent. Prior to 1887 no general reduction appears to have been given. For 1891–2 a return of 10 per cent. on this reduced rental, and for 1892–3 a return of 12½ per cent. was made.

APPENDIX B. VI.

Particulars of Rents and Reductions from a Mixed Soil Estate in Yorkshire.

All Grass.

Classification.	Acreage.	Nature of Tenancy.	Tithe paid by Landlord.	Rents. 1879.	Rents. 1893.	Reduction. Amount.	Reduction. Per Cent.	Remarks.
All Grass.	A. R. P.		£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	166 0 26	Yearly	Paid by tenant	128 0 0	100 0 0	28 0 0	—	20 sheep gaits on moor.
2	69 3 30	„	7 10 2	101 0 0	110 0 0	+9 0 0	—	35 cattle and 101 sheep gaits.
3	132 3 22	„	21 19 9	240 0 0	205 0 0	35 0 0	—	
4	113 0 39	„	28 0 6	234 0 0	200 0 0	34 0 0	—	
5	245 0 30	„	Paid by tenant	230 0 0	135 0 0	95 0 0	—	
6	67 0 27	„	Tithe free	124 0 0	80 0 0	44 0 0	—	
	794 2 14	—	57 10 5	1,057 0 0	830 0 0	227 0 0	21·4	

PARTICULARS of RENTS and REDUCTIONS from MIXED SOIL ESTATE in YORKSHIRE—*continued.*

¾ GRASS.

Classification.	ACREAGE.	Nature of Tenancy.	Tithe paid by Landlord.	RENTS. 1879.	RENTS. 1893.	REDUCTION. AMOUNT.	REDUCTION. PER CENT.	REMARKS.
¾ Grass, ¼ Arable.	A. R. P.		£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	288 0 0	Yearly	12 11 3	350 0 0	240 0 0	110 0 0	31·4	600*l.* spent on farm buildings.
2	194 0 0	,,	5 10 0	150 0 0	80 0 0	70 0 0	46·6	
3	80 0 0	,,	0 5 0	119 0 0	95 0 0	24 0 0	20·1	
4	39 0 0	,,	Paid by tenant	23 11 0	16 0 0	7 11 0	32·0	No extra outlay on these farms.
5	61 0 0	,,	2 0 5	29 0 0	17 10 0	11 10 0	39·6	
6	46 0 0	,,	Paid by tenant	60 0 0	30 0 0	30 0 0	50·0	
	708 0 0	—	20 6 8	731 11 0	478 10 0	253 1 0	34·5	
½ Grass, ½ Arable.				½ GRASS.				
1	122 0 0	Yearly	0 8 0	180 0 0	140 0 0	40 0 0	22·2	340*l.* spent on buildings.
2	158 0 0	,,	2 0 0	136 0 0	100 0 0	36 0 0	26·4	
3	148 0 0	,,	—	164 10 0	120 0 0	44 10 0	27·0	2,000*l.* spent on buildings, and 1,200*l.* on drainage, free of interest.
4	230 0 0	,,	—	420 0 0	385 0 0	35 0 0	8·3	
5	230 0 0	,,	52 0 0	362 0 0	310 0 0	52 0 0	14·3	
6	96 0 0	,,	—	97 10 0	80 0 0	17 10 0	17·9	
	984 0 0	—	54 8 0	1,360 0 0	1,135 0 0	225 0 0	16·5	
¼ Grass, ¾ Arable.				¼ GRASS.				
1	227 0 0	Yearly	Tithe free	213 0 0	170 0 0	43 0 0	20·1	970*l.* on new buildings and 1,930*l.* on drainage, free of interest.
2	164 0 0	,,	,,	273 0 0	220 0 0	53 0 0	19·4	
3	229 0 0	,,	,,	343 15 6	270 0 0	73 15 6	21·4	
4	208 0 0	,,	,,	340 0 0	260 0 0	80 0 0	23·5	
5	369 0 0	,,	,,	580 0 0	450 0 0	130 0 0	22·4	
6	241 0 0	,,	Repayble by tenant	465 0 0	325 0 0	140 0 0	30·0	
	1,438 0 0	—	—	2,214 15 6	1,695 0 0	519 15 6	23·4	

TABLE showing AVERAGE RENTS per ACRE in 1879 and 1893. BY CLASSES CALCULATED from FOREGOING PARTICULARS.

Classification.	ACREAGE.	1879. AMOUNT.	1879. PER ACRE.	1893. AMOUNT.	1893. PER ACRE.	REDUCTION PER ACRE.	REMARKS.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
All Grass -	794 2 14	1,057 0 0	1 6 7¼	830 0 0	1 0 10⅓	0 5 8¾	Reduction per acre over the 4 classes equals 6*s.* 3*d.* per acre, or 22·8 per cent. since 1879.
¾ ,, -	708 0 0	731 11 0	1 0 7¾	478 10 0	0 13 6	0 7 1¾	
½ ,, -	984 0 0	1,360 0 0	1 7 7½	1,135 0 0	1 3 0¾	0 4 6¾	
¼ ,, -	1,438 0 0	2,214 15 6	1 10 9½	1,695 0 0	1 3 6¾	0 7 2¾	
	3,924 2 14	5,363 6 6	1 7 4	4,138 10 0	1 1 1	0 6 3	

APPENDIX B. VII.

TABLE shewing RENTS on 20 FARMS in SOUTH DURHAM and NORTH YORKSHIRE, also giving the QUANTITY of ARABLE LAND laid away to GRASS—1879 to 1893. (*See* par. 26.)

S.D. = South Durham. N.Y. = North Riding, Yorks.	Acreage.					Acres and Proportion of Arable laid away to Grass.		Tenancy.	Tithe paid by Landlord in 1893.	Rent.		Reductions.	Arrears.	Remarks, Landlord's Outlay, &c.
	Total.	1879.		1893.		Acres.	Proportion.			1879.	1893.			
		Grass.	Arable.	Grass.	Arable.									
							Per cent.		£	£	£	Per cent.		
1. S.D.	70	70	—	70	—	—	—	Yearly.	8	200	180	10	Nil.	Dairy farm, old grass.
2. S.D.	44	44	—	44	—	—	—	„	—	120	110	9	„	„ „
3. S.D.	164	113	51	164	—	51	All	„	20	265	250	6	„	Cost to landlord of laying away, 150*l*. All strong soil near town.
4. N.Y.	284	126	158	126	158	—	—	„	48	600	500	16½	„	Additions and alterations to buildings, 1,350*l*. Arable, mostly turnip land.
5. N.Y.	142	63	79	80	62	18	22·7	„	16	200	140	30	„	Building additions, 344*l*. Cost to landlord in laying away, 60*l*.
6. S.D.	271	123	148	157	114	34	23·0	„	27	550	400	27	„	Cost to landlord in laying away, 120*l*.
7. S.D.	131	66	65	66	65	—	—	„	13	240	170	29	„	Building additions, 110*l*.
8. S.D.	272	128	144	128	144	—	—	„	22	210	180	23	„	New buildings and alterations, 745*l*.
9. S.D.	397	231	166	231	166	—	—	„	28	310	270	21½	„	New buildings and alterations, 630*l*.
10. N.Y.	166	55	111	55	111	—	—	„	—	400	350	12½	„	All good land.
11. N.Y.	188	51	137	73	115	22	16·0	„	—	300	200	33	„	New buildings and alterations, 100*l*. Landlords assisting in laying away.
12. S.D.	190	77	113	102	88	25	22·1	„	22	240	170	29	„	Landlords assisting in laying away.
13. S.D.	177	76	101	96	81	20	20·0	„	16	250	170	32	„	„ „
14. N.Y.	147	57	90	69	78	12	13·3	„	14	165	120	28	„	Additions and alterations to buildings, 550*l*. Landlords assisting in laying away.
15. N.Y.	120	36	84	58	62	22	26·1	„	17	217	144	33	„	Additions and alterations to buildings, 140*l*. Landlords assisting in laying away.
16. S.D.	160	91	69	111	49	20	28·9	„	14	150	100	33	„	Landlords assisting in laying away.
17. S.D.	144	22	122	76	68	54	44·2	„	20	180	120	33	„	„ „
18. S.D.	152	32	120	56	96	24	20·0	„	18	240	150	37	„	„ „
19. N.Y.	114	35	79	79	35	44	55·6	„	15	115	60	47	„	The farm being mostly undrained, depreciated very much in wet seasons. Landlords assisting in laying away.
20. S.D.	148	65	83	65	83	—	—	„	15	200	128	36	„	Draining and buildings improved.

All the above farms are drained with the exception of No. 19, which is only partly drained.

	£
Total rental in 1879	5,152
„ „ 1893	3,912
Reduction	1,240

Or 24 per cent.

APPENDIX B. VIII.

RENTS, REDUCTIONS, and LANDLORD'S OUTLAY on FARMS belonging to a DALE ESTATE in YORKSHIRE.

ALL GRASS. (*See* par. 49.)

No. of Farm.	ACREAGE.	Nature of Tenancy.	RENT. 1879.	RENT. 1894.	REDUCTION. AMOUNT.	REDUCTION. Per Cent.	Landlord's Outlay on Buildings, &c.	REMARKS.
	A. R. P.		£ s. d.	£ s. d.	£ s. d.		£ s. d.	
1	73 0 34	Yearly	117 12 0	117 12 0	—	—	106 11 11	
2	87 1 27	„	125 0 0	111 3 0	13 17 0	11·0	25 9 10	
3	187 3 24	„	250 0 0	255 0 0	+5 0 0	+2·0	172 11 10	A field added since 1879.
4	191 3 6	„	175 14 0	175 14 0	—	—	79 6 0	New buildings in 1877.
5	583 3 6	„	260 0 0	285 0 0	+25 0 0	+9·6	439 10 7	Farm enlarged.
6	271 2 8	„	246 16 0	246 16 0	—	—	63 3 7	
	1,395 2 25	—	1,175 2 0	1,191 5 0	Practically unchanged.		886 16 9	

GRASS WITH A VERY LITTLE ARABLE.

No. of Farm.	ACREAGE.	Proportion of Arable.	RENT. 1879.	RENT. 1894.	REDUCTION. AMOUNT.	REDUCTION. Per Cent.	Landlord's Outlay on Buildings, &c.	REMARKS.
	A. R. P.		£ s. d.	£ s. d.	£ s. d.		£ s. d.	
7	281 3 23	$\frac{1}{10}$	255 2 0	255 2 0	—	—	402 14 0	
8	167 0 31	$\frac{1}{5}$	277 7 0	240 0 0	37 7 0	13·4	155 17 6	
9	3,351 2 31	$\frac{1}{7\frac{1}{2}}$	795 0 0	795 0 0	—	—	941 4 0	
10	2,240 3 27	$\frac{1}{50}$	638 15 0	560 15 0	78 0 0	12·2	596 14 9	67*l.* spent in buildings in 1878.
11	465 2 33	$\frac{1}{6}$	557 0 0	490 0 0	67 0 0	12·0	245 6 0	
12	334 1 8	$\frac{1}{4}$	488 0 0	400 0 0	88 0 0	18·0	553 16 3	50*l.* spent in buildings in 1878.
	6,841 2 33	—	3,011 4 0	2,740 7 0	270 7 0	8·9	2,895 6 6	
			MIXED FARMS.					
13	325 1 1	$\frac{1}{3}$	389 12 0	291 10 0	98 2 0	25·1	1,009 18 0	
14	182 0 8	$\frac{1}{3}$	182 13 0	180 13 0	—	—	154 6 11	
15	163 2 18	$\frac{1}{2}$	144 0 0	120 0 0	24 0 0	16·6	235 17 6	810*l.*19*s.*6*d.* spent on new buildings in 1877.
16	352 2 26	$\frac{2}{3}$	650 13 0	570 0 0	80 13 0	12·3	716 2 0	
	1,023 2 13	—	1,364 18 0	1,162 3 0	202 15 0	14·8	3,116 4 5	

A STATEMENT of RETURNS of RENT made to TENANTS, 1886–94.

Year.	Amount Returned.
1886	10 per cent. on the full year's rent.
1887	10 „ „
1888	10 „ „
1889	$8\frac{3}{4}$ „ „
1890	5 „ „ on farms 2 and 11, and $7\frac{1}{2}$ per cent. on the full year's rent of farms 14 and 16 only.
1891	„ „ „ „ „
1892	10 per cent. on the full year's rent.
1893	$17\frac{1}{2}$ „ „
1894	15 „ on the first half-year's rent; the second half-year's rents have not yet been collected. The return, however, will probably be the same as for the previous half-year.

No returns were made for the years 1879–85.

TABLE showing AVERAGE RENTS PER ACRE in 1879 and 1894. By CLASSES.

Classification.	Acreage.	1879. Amount.	1879. Per Acre.	1894. Amount.	1894. Per Acre.	Reduction Per Acre.	Remarks.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
All grass - -	1,395 2 25	1,175 2 0	0 16 10	1,191 5 0	0 16 10	—	Practically the same, additional land having been added.
Nearly all grass -	6,841 2 33	3,011 4 0	0 8 9½	2,740 7 0	0 8 0	0 0 9½	Reduction per acre = 11¾, or 8·2 per cent.
Mixed farms - -	1,023 2 13	1,364 18 0	1 6 8	1,162 3 0	1 2 8½	0 3 11½	
	9,260 3 31	5,551 4 0	0 11 11¾	5,093 15 0	0 11 0	0 0 11¾	

APPENDIX B. IX.

PARTICULARS of RENTS and REDUCTIONS on an ESTATE in NORTH YORKSHIRE.

MIXED FARMS.

No. of Farm.	Acreage.	Proportion of Arable.	Nature of Tenancy.	Tithe paid by Landlord, 1894.	Rent. 1881.	Rent. 1894.	Reduction. Amount.	Reduction. Per Cent.	Remarks.
	A. R. P.			£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	282 0 0	⅓	Yearly	2 15 0	386 0 0	300 0 0	86 0 0	22	Arrears are about 1½ per cent. on the full rental. Landlord's outlay for 1892–3 included. 10 per cent. return for half-year and 10 per cent. in cotton cake for other half year.
2	230 0 0	½	„	—	320 0 0	230 0 0	90 0 0	28	
3	442 0 0	⅔	„	5 0 0	950 0 0	520 0 0	430 0 0	45	
4	167 0 0	½	„	—	174 0 0	130 0 0	44 0 0	25	
5	333 0 0	⅓	„	—	714 0 0	480 0 0	234 0 0	32	
6	238 0 0	½	„	31 3 0	330 0 0	240 0 0	90 0 0	27	
	1,692 0 0	—	—	38 18 0	2,874 0 0	1,900 0 0	974 0 0	33·8	
				GRASS AND MOORLAND WITH A LITTLE ARABLE.					
1	573 0 0	⅕	Yearly	67 0 0	630 0 0	482 0 0	148 0 0	23·5	Buildings, repairs, drainage, tithe, taxes and returns come to about 50 per cent. of the annual rental.
2	624 0 0	⅛	„	72 6 0	590 0 0	450 0 0	140 0 0	23·7	
3	419 0 0	1/12	„	32 0 0	324 0 0	247 0 0	77 0 0	23·7	
4	131 0 0	—	„	12 15 0	134 0 0	107 0 0	27 0 0	20·1	
5	315 0 0	⅛	„	21 0 0	206 0 0	140 0 0	66 0 0	32·0	
	2,062 0 0	—	—	205 1 0	1,884 0 0	1,426 0 0	458 0 0	24·2	

APPENDIX B. X.

PARTICULARS from a YORKSHIRE ESTATE, showing REDUCTIONS of RENT on FARMS of VARIOUS CLASSES. (*See* par. 19.)

No. of Farm.	PARISH.	Arable.	Grass.	Total Acreage.	RENT. 1879.	RENT. 1894.	Per-centage of Reduction.	Expenditure on Buildings.	Expenditure on Draining.
WOLD FARMS.		A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
1	North Dalton	777 2 17	77 2 6	855 0 23	1,150 0 0	750 0 0	35	484 0 0	—
2	Tibthorpe	593 0 0	12 0 0	605 3 1	690 0 0	575 0 0	16⅔	135 0 0	—
3	Middleton	460 2 23	30 2 6	491 0 29	611 0 0	430 0 0	30	180 0 0	34 5 0
4	Enthorpe	463 3 25	25 1 30	489 1 15	606 0 0	460 0 0	23⅓	332 0 0	73 0 0
5	Middleton	241 0 11	20 0 0	261 0 11	400 0 0	300 0 0	25	680 0 0	—
6	Holme Wold	420 0 19	53 1 0	473 1 19	620 0 0	473 0 0	24	222 0 0	—
		2,956 1 15	218 3 2	3,175 3 18	4,071 0 0	2,988 0 0	26·6	2,033 0 0	107 0 0
WOLD AND CARR FARMS.									
7	Staxton	462 0 16	95 3 23	557 3 39	—*	300 0 0	—	425 0 0	110 0 0
8	Flixton	477 1 37	160 2 37	638 0 34	540 0 0	315 0 0	42	445 0 0	137 0 0
9	Do.	225 1 11	99 0 37	324 2 8	270 0 0	165 0 0	39	40 0 0	104 0 0
10	Willerly	418 0 10	62 0 30	480 1 0	—*	300 0 0	—	735 0 0	118 0 0
11	Do.	147 0 21	108 2 21	255 3 2	—*	175 0 0	—	272 0 0	45 0 0
12	Staxton	169 0 10	38 0 38	207 1 4	175 0 0	140 0 0	20	217 0 0	21 0 0
		1,899 0 25	564 3 22	2,464 0 7	—	1,395 0 0	—	2,134 0 0	535 0 0
WARP LAND FARMS.									
13	Selby	262 3 2	51 0 25	313 3 27	500 0 0	400 0 0	20	256 0 0	550 0 0
14	Do.	15 1 31 315 2 6	67 0 13	15 1 3 382 2 19	573 0 0	360 0 0	37	559 0 0	186 0 0
15	Do.	288 0 30	64 2 26	352 3 16	648 13 6	590 0 0	10	592 0 0	251 0 0
16	Brayton	227 3 37	29 2 20	257 2 17	339 10 0	300 0 0	12	320 0 0	109 0 0
17	Do.	284 0 38	40 0 32	324 1 30	450 0 0	400 0 0	11	627 0 0	52 0 0
18	Hambleton	260 0 38	38 0 16	298 1 14	406 0 0	406 0 0	—	254 0 0	109 0 0
		1,654 1 22	290 3 12	1,945 0 6	2,917 3 6	2,456 0 0	15·8	2,614 0 0	1,257 0 0
CARR FARMS.									
19	Walton	919 2 36	138 1 26	1,058 0 22	1,272 16 6	950 0 0	25	298 0 0	151 0 0
20	Do.	596 1 39	106 1 30	702 3 29	745 0 0	550 0 0	26	14 0 0	798 0 0
21	Do.	185 3 33	55 1 30	241 1 23	322 14 0	180 0 0	44	290 0 0	250 0 0
22	Do.	394 1 25	28 2 12	412 3 37	In hand.	210 0 0	—	153 0 0	28 0 0
23	Seamer	116 1 1	11 1 7	127 2 8	107 8 0	83 0 0	23	188 0 0	40 0 0
24	Do.	111 3 9	83 2 26	195 1 35	196 6 0	150 0 0	24	204 0 0	—
		1,930 0 38	395 1 39	2,325 1 37	2,644 4 6	1,913 0 0	27·6	1,147 0 0	1,267 0 0

* These farms were all re-arranged, and are no good for making comparisons.

APPENDIX C. I.

Summary of Balance Sheets from Yorkshire. (*See* pars. 26, 52.)

Extent of Land Farmed, 4,851a., of which 4,027a. are owned and occupied, 824a. occupied only.
1883 to 1893.

Losses.	£	s.	d.
1883	3,505	16	3
1884 (*see* Specimen)	1,476	4	11
1887	1,382	6	10
1890	766	8	4
1891	1,016	9	0
1892	2,391	13	0
1893	2,327	9	0
Total losses	12,866	7	4
Deduct profits	3,037	19	10
Losses	9,828	7	6*
Average loss per annum	893	9	$9\frac{3}{11}$

Profits.	£	s.	d.
1885	156	10	3
1886	1,410	10	6
1888	780	12	10
1889	696	6	6
Total profits	3,037	19	10

* Over 11 years.

Note.—The capital sunk in these farms in 1883 amounted to over 40,000*l.*, and in the balance sheets (*see* Specimen) no interest is charged on capital. The results of 11 years farming have accordingly been the payment of a fair rent according to the times, accompanied by a loss of 2·23 per cent. on capital and a shrinkage or loss of capital amounting to at least 6,000*l.*

The accounts are prepared in a most elaborate manner. The following I produce as showing the various items in a condensed form.

R. H. P.

SPECIMEN.

Condensed Balance Sheet for Year ending December 31, 1884. Yorkshire.

Expenditure.	£	s.	d.
To Valuation of live and dead stock, crops, implements, &c., &c.	39,959	11	10
Horses bought	2,174	0	0
Wages	4,866	7	1
Horse hire and horse feed	2,324	18	5
Coals, stores, straw, repairs, &c.	808	0	11
General expenses	733	7	7
Implements purchased	64	2	6
Insurance	82	15	1
Masonry and building	185	14	4
Rates and taxes	535	16	10
Tithe, quitrents, &c	20	3	8
Written off for new farm buildings	125	0	0
Sundry expenses	61	15	5
Rents	2,342	11	0
Cattle purchased	12,357	10	5
Sheep ,,	2,259	16	4
Pigs ,,	35	7	0
Dues on cattle and sheep	154	11	2
Cake, corn, and manures purchased	5,659	17	11
	74,753	7	6

Receipts.	£	s.	d.
By sales of cattle	19,654	6	11
Do. sheep	3,320	17	1
Do. pigs	27	6	0
Do. wheat, barley, oats, hay, straw, potatoes, and wool	9,586	7	8
Do. milk and butter	610	16	10
Horse-shoeing done for neighbours	23	8	0
Carting work done on hire	431	15	11
Sundry receipts	121	0	1
Cottage, garden, and land rents	831	1	5
Valuation of live and dead stock, crop, implements, &c.	38,670	2	8
Balance loss	1,476	4	11
	74,753	7	6

Notes from the Annual Reports upon these Farms.

1885. At the commencement of 1885 there was represented on the various farms a capital of 41,493*l.* 18*s.* 9*d.* As the results of 1885 trading it appears that, after payment of rent, 150*l.* 10*s.* was left to pay interest on the above-named capital.

"The year has been one of the worst, if not the very "worst, within living memory for the grazier as well "as the breeder and the arable farmer. Wheat and "barley above an average in quantity, though deficient "in quality. Oats under average." The low prices of corn and meat are complained of.

1886. For 1886 reduced rents were charged against the farms, and the prices realized are stated in the report to have been low. The feeding of cattle was again unprofitable, "beef, even of good quality, having been "sold as low as 6*s.* per stone of 14 lbs."

An analysis of the results of cattle feeding on two farms gives the following results:—"On 598 cattle "passing through hands on A. farm the average profit "is 2*l.* 2*s.* 3*d.* per head for the year, while on B. farm "238 cattle gave an average of 2*l.* 3*s.* 5*d.* profit."

The dairy farm at C. gives satisfactory results, 40 cows having given in butter, milk, and calves an average return of rather over 31*l.* per cow.

For 1886 the accountant's statement shows a profit of 1,410*l.* 10*s.* 6*d.* as compared with 150*l.* 10*s.* in 1885, a loss of 1,476*l.* 4*s.* 11*d.* in 1884, and a loss of 3,505*l.* 16*s.* 3*d.* in 1883.

1887. The balance sheets for 1887 reveal a loss of 1,382*l.* 6*s.* 10*d.* for the year, and the value of farming stock, as seen by the valuation, has fallen from 39,959*l.* 11*s.* 10*d.* to 35,143*l.*

1887 is described in the report as conspicuous for "excessive drought, shortness of grass keep, and "necessity for artificial food."

1888. The year 1888 on the contrary appears to have been "remarkable for cold, wet, and want of sun." Grass, though abundant in quantity, lacked quality, and "during the cold wet weather grazing cattle did not "make that progress they should have done." In spite of the fall in the price of milk from 9·6*d.* per gallon in 1885 to 7·53*d.* in 1888, the dairies are described as "still the most profitable branch of our farming "operations." In the district, where there is less competition, the milk made an average of 8·39*d.* per gallon. The farming for 1888 resulted in a net profit of 780*l.* 12*s.* 10*d.*

1889. 1889 is described as "a good and abundant year," and a profit of 696*l.* 6*s.* 6*d.* was obtained over the 4,851 acres. The dairy accounts for this year show remarkable results. With new milk at 8·69*d.* per gallon, the return from 21 cows gave an average money value of 35*l.* 16*s.* 2*d.* per cow, and to this figure there remains to be added the value of the calf. One cow made the extraordinary return of 5,720 quarts, or 1,430 gallons for the year, equal to a money value of 51*l.* 15*s.* 6*d.*

1890. The trading during 1890 resulted in a loss of 766*l.* 8*s.* 4*d.* In the language of the report, 1890 is stated to have been "the very worst year during all "the years of agricultural depression." And the reason assigned is "the great disproportion between "the price of lean and the price of fat." A falling off in the money returns from the dairies is mentioned in the report, 21 of the best cows averaging 30*l.* 7*s.* 1*d.* per cow, as against 35*l.* 16*s.* 2*d.* for the previous year.

1891. "Low as were the returns for the year 1890, the "universal, or all but universal, experience of breeders "as well as graziers, grass land farmers as well as "arable land farmers, has been that 1891 has been "one of the worst experienced during the long series "of bad years we have had since 1877. The comparatively lower price, or rather, I should say, the reduced "price, as compared with recent years, of all lean stock "gives hopes of a better return to the grazier. So also "with sheep. The low price of beef and mutton has "allowed no margin for feeding, even on low valuations of stock at the beginning of the year or on the "lower rate of purchases in the early months of the "year. Breeding sheep stock from the reduction in "the price of lambs, as compared with 1890, left a "smaller profit than they have done for several years. "The reduction in price was not less than 25 per cent. "as compared with the prices of the previous year, "and those kept on towards Christmas left a very small "increase from the purchase price to pay for their "keep. It has been stated that during no year for "a very great number of years past have beef and "mutton continued at such a low price during the "whole year as they have done during the year 1891. "Moreover, the season was an unfavourable one. "Grazing cattle and sheep did badly, and increased in "weight slowly." The loss for the year on the whole of the farms, as shown in the accounts, amounts to 1,016*l.* 9*s.*, no interest being charged on capital, the dairies still continuing to do well, the produce from 21 cows realizing at 8·61*d.* per gallons, an average of 30*l.* 17*s.* per cow.

"On no previous occasion have I had to record such 1892.
"a disastrous year as that of 1892. In every part of "the country agricultural depression has been the "theme of discussion by all classes.

"Your farm accounts for the past year afford the "most convincing proof of the existence of a very "unusual state of things, and of the serious losses "which must have befallen the great majority of those "engaged in agricultural pursuits.

"Your loss for the year, after debiting the farms "with 2,504*l.* 17*s.* 2*d.* rent and 1,826*l.* 0*s.* 8*d.* interest "on capital, amounts to 4,217*l.* 13*s.* 8*d.*

"From whatever point of view we look at the year's "operations, the result shows that the year 1892 has "been one of a most severe and disastrous character "for the farmer, and that if the losses sustained by "you may be taken as an illustration of the experience "of other farmers, the losses to the farming interest "generally throughout the country must amount to "an enormous sum.

"Two of the causes which no doubt have helped to "bring about such an unfavourable result are the "reduced yield of crops per acre and the reduced "value of the products. As compared with 1891 the "average price of wheat has fallen 6*s.* 9*d.* per quarter, "barley 2*s.* per quarter, and oats 2*d.* per quarter.

"Beef has averaged about the same low price, 6*s.* 6*d.* "to 7*s.* 6*d.* per stone, and mutton has, over the year, "been lower in price than it has been for a great "number of years. As compared with, say 1882, the "reduction is about 25 per cent."

	d.
The average price for milk at B. has been	8·58 per gallon.
In 1891 the average price was	8·61 ,,
At A., for 1892	7·21 ,,
,, 1891	8·01 ,,

"At the time of making my last annual report I did 1893.
"think it was hardly possible we could have another "equally bad year, or one that could show a less "satisfactory result, and yet the accounts for the year "ending 31st December 1893 show very little improvement on the previous year, and in district a "greater loss than 1892. Low as were the prices "during the year 1892, they have been lower during "the past year, and these low prices combined with "other circumstances show a total loss on the year "amounting to 4,106*l.* 4*s.* 10*d.*" Deducting interest charged on capital, the loss on the year is 2,327*l.* 9*s.*

"Taking the area of the farms as stated, viz., "district at 1,687 acres, the loss, exclusive of "interest on capital, is equal to 21*s.* per acre, or about "*five times* the net rent of the land; and district, "1,665 acres, the loss, again exclusive of interest on "capital, is 6*s.* 4*d.* per acre, or rather more than half "the net rent. There can be no doubt, I think, that "the principal cause of loss is the exceedingly, if "not unprecedentedly, low price of beef and the large "reduction in the crops of hay and corn.

"The outlay on purchased food is a heavy item of "charge, and it is one of the most important questions "for consideration whether it is prudent management in these times to continue purchasing cattle "and cake to fatten them so long as beef has to be "sold at 7*s.* a stone."

APPENDIX C. II.

BALANCE SHEETS from a YORKSHIRE FARM. (*See* pars. 26, 52.)

757 acres arable	90·4 per cent.
80 ,, grass	9·5 ,,
837	

1879.

EXPENDITURE.	£	s.	d.
To purchase of:—			
Steers and calves	431	2	0
Sheep	451	4	0
Pigs	53	7	0
Phosphates	126	15	6
Bones	257	15	0
Soot	29	7	8
Nitrate of soda	22	3	0
Rape dust	29	7	6
Seeds and seed corn:			
Wheat and oats	103	12	6
Clover and seeds	104	12	9
Turnips, rape, mustard	15	15	6
Garden seeds	3	2	0
Feeding stuffs:			
Linseed, cotton, and corn cakes	273	0	0
Hay, bran, corn, &c.	63	14	11
Coals	36	14	10
Tradesmen's bill	276	16	9
Rates, taxes, and necessary subscriptions	102	10	6½
Rents and insurances:			
Of farm	1,150	0	0
Of cottages	17	15	0
Insurance of farm produce and stock	11	5	0
Incidental expenses	29	55	5
Labour, not including household servants	1,021	8	7½
	4,611	5	6

RECEIPTS.	£	s.	d.
By sales of:—			
Fat steers and cows	777	6	4
Store stock	88	15	0
Carcases of two cows	2	0	0
Fat sheep, mutton and skins	1,051	13	11½
Wool	290	0	0
Fat pigs	15	10	3
Store pigs	107	14	6
Corn:			
Wheat, 40*s.*	713	4	6
Barley, 27*s.* 4*d.*	482	6	6
Oats, 19*s.* 4½*d.*	670	18	6
Sundries	2	7	2
Keep of ewes	16	0	0
Work done for highways	2	19	6
Discount for manures	3	11	6
Rents of cottages sub-let	17	10	6
Balance, loss	369	7	3½
	4,611	5	6

1880.

EXPENDITURE.	£	s.	d.
To purchase of:—			
Steers and calves	477	9	6
Sheep	352	12	0
Pigs	39	2	0
Horses	69	13	0
Manures:			
Phosphates	109	14	0
Bones	175	0	0
Soot	39	1	1
Seeds and seed corn:			
Wheat	43	10	0
Tares	2	2	0
Clover seeds	113	18	10
Turnip and rape seed	12	4	0
Vegetable seeds and potatoes	3	16	8
Feeding stuffs:			
Linseed, cotton, and union cakes	454	12	4
Hay, bran, meal, etc.	67	18	6
Coals	56	18	3
Tradesmen's bills	197	9	8
Rates, taxes, and other necessary subscriptions	79	6	6
Rents and insurances:			
Of farm (less 10 per cent. allowed)	1,035	0	0
Of cottages and yard, &c.	20	10	0
Insurance of farm produce and stock	11	5	0
Incidental expenses	30	10	6
Labour, excluding private household expenses and servants	996	7	8½
Keep of sheep on turnips	13	12	9
	4,401	14	3½

RECEIPTS.	£	s.	d.
By sales of:—			
Fat steers and cows	487	0	0
Store beasts	465	7	0
441 fat sheep	1,257	15	0½
Wool	372	15	0½
Fat and store pigs	168	5	0
Corn:			
Wheat, 321¼ qrs. at 43*s.*	694	1	0
Barley, 115 qrs. at 30*s.*	173	15	0
Oats, 569 qrs. at 21*s.*	600	11	0
Sundries	1	8	2
Work done for highways	1	12	0
Fees for service of cows	1	5	0
Rents of cottages, sub-let	20	16	0
Balance, loss	157	4	1
	4,401	14	3½

1881.

Expenditure.	£	s.	d.
To purchase of:—			
Steers and calves	314	3	6
Sheep	209	19	2
Pigs	8	8	4
Manures:			
Phosphates	122	12	0
Bones	155	10	3
Soot	32	10	3
Seeds and seed corn:			
Wheat	21	15	0
Barley	40	17	6
Oats	7	0	0
Tares	3	9	3
Clover and rye grass	107	13	6
Turnip and rape seed	11	2	6
Vegetable seeds	2	0	4
Feeding stuffs:			
Linseed, cotton, and union cakes	427	18	2
Hay, bran, meal, &c.	70	4	11
Coals	40	3	0½
Tradesmen's bills	231	4	3
Rates, taxes, and subscriptions	117	13	3½
Rents and insurances of farm (less 10 per cent.)	1,042	10	0
Of cottage, land and garden	15	10	0
Keep of sheep on turnips and grass	50	0	0
Incidental expenses	23	15	6
Labour	1,017	8	11½
Insurance of farm produce	11	5	0
Balance, profit	36	8	10½
	4,121	3	7

Receipts.	£	s.	d.
By sales of:—			
Fat steers and cows	519	15	6
Store beasts	231	5	0
122 shearlings	388	14	6
298 clipped hogs	759	11	2½
4 lambs	7	6	0
Mutton	13	7	10½
Wool, 14*s.* per stone	305	8	0
33 store pigs	95	19	6
16 fat pigs	53	8	0
Corn:			
Wheat, 38*s.*	757	19	6
Barley, 31*s.* 4*d.*	453	10	3
Oats, 21*s.* 10*d.*	403	3	0
2 horses	88	0	0
Sundry receipts	9	19	0
Rents of cottages and gardens	16	10	0
Work done for highways	4	6	3
Skins	13	0	0
	4,121	3	7

1882.

Expenditure.	£	s.	d.
To purchase of:—			
Steers and calves	419	13	6
Sheep	392	18	0
Pigs	9	18	0
Horses	50	18	6
Manures:			
Phosphates	144	17	10
Bones	128	19	0
Soot	51	0	1
Seeds and seed corn:			
Wheat	64	18	0
Barley	32	2	0
Oats	7	10	0
Tares	2	2	0
Clover and rye grass	93	14	0
Turnip and rape seed	11	4	9
Vegetable seeds	2	0	0
Feeding stuffs:			
Linseed, cotton, and union cakes	403	12	6
Hay, bran, meal, &c.	100	16	1
Coals	37	10	3
Tradesmen's bills	239	11	10
Rates, taxes, and subscriptions	119	16	1½
Rents and insurances of:			
Farm	1,050	0	0
Cottage	15	10	0
Insurances of farm stock and produce	11	5	0
Keep of sheep on grass	28	0	0
Incidental expenses	45	15	2½
Labour	1,016	14	11
Balance, profit	226	16	8½
	4,707	4	3½

Receipts.	£	s.	d.
By sales of:—			
Fat steers and cows	695	16	6
Store steers and heifers	227	5	0
210 fat shearlings and ewes	765	17	4
210 clipped hogs, 60*s.*	629	9	11
Mutton and skins	24	9	2
Wool, 13*s.* 6*d.* per stone	282	13	6
Fat pigs	55	15	6
Store pigs	119	6	0
Wheat, 404½ qrs. at 41*s.* 4*d.*	838	8	9
Barley, 421 qrs. at 31*s.* 4*d.*	659	12	6
Oats, 380 qrs. at 20*s.* 3*d.*	384	7	6
Sundry receipts	4	12	7½
Rents of cottage and garden	16	10	0
Service fees	5	0	0
	4,707	4	3½

1883.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:—			
Steers and calves	465	6	0	Fat steers and cows	823	9	6
Sheep	254	0	0	Store steers, &c.	200	10	0
Pigs	2	5	0	Young beasts (killed)	20	5	0
Manures:				180 fat sheep, 67*s.* 6*d.*	608	12	5
Phosphates	184	18	0	160 clipped hogs, 54*s.*	432	12	3
Bones	137	10	0	Mutton, skins, &c.	36	10	1
Soot, nitrate, &c.	83	8	0	Wool, 11*s.* per stone	245	15	11
Seeds and seed corn:				Pigs (about 65)	163	7	6
Wheat	59	10	6	Horses	130	10	0
Barley	16	10	0	Wheat, 357½ qrs. at 40*s.*	716	12	9
Oats	17	19	0	Barley, 540 qrs. at 31*s.*	838	8	6
Peas	18	7	6	Oats, 367 qrs. at 21*s.* 8*d.*	289	5	0
Tares	3	12	0	Sundry receipts	9	11	2
Clover and rye-grass seeds	123	1	0	Rent of cottage and garden	15	10	0
Turnip and rape seed	12	14	0				
Vegetable seeds	2	0	0				
Feeding stuffs:							
Linseed, cotton, and union cakes	418	16	5				
Hay, bran, meal, &c.	118	8	10				
Coals	40	18	7				
Tradesmen's bills	267	2	6				
Rates, taxes, and subscriptions	104	9	2				
Rents and insurances:							
Of farm	1,050	0	0				
Of cottage, land, and garden	15	10	0				
Insurance of farm stock and produce	11	5	0				
Keep of stock on grass and seeds	83	10	0				
Incidental expenses	29	6	0				
Labour	1,110	15	6	Balance, loss	100	3	9
	4,631	3	10		4,631	3	10

1884.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:—			
Bull and expenses	38	3	0	Fat steers and cows	847	8	0
Steers and calves	355	17	0	Calving heifers	58	0	0
Sheep	79	5	0	133 fat sheep, 59*s.*	392	10	9
Pigs	25	5	0	203 clipped hogs, 51*s.* 3*d.*	520	3	6
Horses	86	12	6	Mutton, skins, &c.	14	4	3
Manures:				Wool, 12*s.* 6*d.* per stone	272	19	0
Phosphates	128	12	6	Pigs (about 63)	135	15	6
Bones	137	10	0	Horses	102	5	0
Rape, cake, and nitrate	58	0	0	Wheat, 368 qrs. at 33*s.*	606	3	3
Seeds and seed corn:				Barley, 727 qrs. at 32*s.* 6*d.*	1,179	15	3
Wheat	45	13	0	Oats, 465 qrs. at 20*s.*	463	3	6
Barley	29	12	0	Peas, 55 qrs. at 27*s.* 6*d.*	76	12	8
Oats	11	8	0	Sundry receipts	10	7	8
Tares	4	15	6	Rents of cottage and land	16	10	0
Clover and grass seeds	158	7	0				
Turnip and rape seed	11	18	0				
Vegetable seeds	2	0	0				
Feeding stuffs:							
Linseed, cotton, and union cake	465	3	11				
Hay, bran, meal, &c.	84	19	11				
Coals	43	7	9				
Tradesmen's bills	306	18	6				
Rates, taxes, and subscriptions	103	1	7				
Rents and insurances:							
Of farm	1,025	0	0				
Of cottage	15	10	0				
Insurance on farm stock and crop	11	5	0				
Incidental expenses	25	3	8				
Labour	1,089	2	7				
Balance, profit	284	11	11				
	4,695	18	4		4,695	13	4

1885.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:—			
Steers and calves	288	13	6	Fat steers and cows	780	19	6
Sheep	78	11	0	Calving heifers	37	0	0
Pigs	12	1	6	206 fat shearlings and ewes, 50*s.* 2*d.*	517	7	8
Horses	57	6	0	270 clipped hogs, 44*s.* 2*d.*	595	19	3
Manures:				Mutton, skins, &c.	24	9	0
Phosphates	131	10	6	Wool, 12*s.* 3*d.* per stone	274	17	0
Bones	128	14	0	Pigs, 51 at 49*s.*	124	10	0
Rape cake and nitrate	70	8	4	,, 14 (culls)	2	10	0
Seeds and seed corn:				Horses	91	0	0
Wheat	13	2	0	Wheat, 312½ qrs. at 34*s.* 3*d.*	535	10	3
Barley	55	17	0	Barley, 405½ qrs. at 27*s.* 8*d.*	561	10	0
Oats	12	6	3	Oats, 846 qrs. at 21*s.* 6*d.*	908	1	0
Tares and rye	2	9	0	Sundry receipts, including flints, old reapers, and service fees	52	13	9
Clover and grass seeds	101	19	0	Rents of cottage and land	16	10	0
Turnip and rape seed	9	15	6				
Vegetable seeds	2	0	0				
Feeding stuffs:							
Linseed, cotton, and union cakes	440	0	8				
Hay, bran, meal, &c.	161	4	11				
Coals	44	3	4				
Tradesmen's bills	246	17	6				
Rates, taxes, and subscriptions	115	11	0				
Rents and insurances:							
Of Farm	1,000	0	0				
Of cottage and land	15	10	0				
Insurance on farm stock and crop	11	5	0				
Keep of stock on grass	11	11	3				
Incidental expenses	28	6	0				
Labour	1,027	9	3				
Balance, profit	456	5	2				
	4,522	17	5		4,522	17	5

1886.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:—			
Bull (½ share)	26	5	0	Fat steers and cows	754	5	0
Steers and calves	215	10	0	118 fat shearlings and ewes, 46*s.* 6*d.*	274	7	4
Shorthorn heifer	31	10	0	291 clipped hogs, 48*s.*	696	4	2
Sheep	164	11	0	Mutton, skins, &c.	46	19	3
Pigs	26	5	0	Wool, at 10*s.* 9*d.* per stone	241	9	1
Horses	100	8	6	Pigs, 65, at 52*s.* 2*d.*	169	13	0
Manures:				Horses, 2	65	0	0
Phosphates	129	13	8	Wheat, 225½ qrs. at 30*s.*	338	19	9
Bones	97	10	0	Barley, 500½ qrs. at 23*s.* 7*d.*	591	14	0
Nitrate of soda	50	4	5	Oats, 377 qrs. at 19*s.* 9*d.*	372	10	6
Seeds and seed corn:				Sundry receipts, including flints, old iron, and service fees	28	7	10
Wheat	43	2	0	Rent of garden	1	0	0
Barley	10	2	6				
Oats	27	11	11				
Rye and tares	2	4	1				
Clover and grass seeds	95	19	0				
Turnip, rape and mustard	10	2	0				
Vegetable seeds	2	0	0				
Beans	8	11	0				
Feeding stuffs	486	8	0				
Coals	42	11	0				
Tradesmen's bills	216	7	8				
Rates, taxes, and subscriptions	121	2	0				
Rents and insurances:							
Of farm	925	0	0				
Insurance on farm stock and crop	11	5	0				
Incidental expenses	24	12	10				
Labour	947	7	5				
				Balance, loss	235	14	1
	3,816	4	0		3,816	4	0

1887.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of :—				By sales of :—			
Young bull	13	13	0	Fat steers and cows	578	10	6
Steers and calves	155	14	0	Heifers	31	0	0
Sheep shire of rams	97	9	8	140 fat shearlings and ewes, 43*s.* 9*d.*	306	9	7
Pigs	6	5	0	260 clipped hogs, 41*s.* 1*d.*	534	16	6
Horses	84	0	0	Mutton, skins, &c.	14	17	11
Manures :				Wool at 12*s.* 3*d.* per stone	272	12	3
Phosphates	74	0	6	Pigs	82	3	6
Bones	87	15	0	Horses, 3	55	6	6
Nitrate of soda	35	18	8	Wheat, 368 qrs. at 32*s.* 9*d.*	602	8	0
Seeds and seed corn :				Barley, 445 qrs. at 27*s.*	600	12	6
Wheat	31	3	0	Oats, 171½ qrs. at 17*s.*	145	0	0
Barley	38	14	4	Peas, 10 qrs. at 25*s.*	12	10	0
Oats	5	8	9	Return of Income Tax	12	7	11
Peas	14	17	0	Return on sainfoin seed	12	3	0
Rye and tares	13	2	11	Sundry receipts, including flints, old iron, service fees, &c.	16	6	0
Sainfoin	27	5	5	Rent of garden sub-let	1	0	0
Clover and grass seeds	78	15	0				
Turnip and rape seed	6	0	0				
Vegetable ends	2	0	0				
Feeding stuffs	424	0	11				
Coals	36	12	9				
Tradesmen's bills	234	18	8				
Rates, taxes, and subscriptions	107	5	5				
Rents and insurances of farm	850	0	0				
Insurance of farm stock, and crop	11	5	0				
Incidental expenses	31	0	9				
Labour	928	7	11	Balance, loss	102	9	6
	3,375	13	8		3,375	13	8

1888.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of :—				By sales of :—			
Steers, heifers, and calves	234	13	6	Fat steers and cows	642	13	6
Sheep and rams	64	17	8	Two small calves	2	17	0
Pigs	36	14	6	93 fat shearlings and ewes, 51*s.* 6*d.*	239	13	6
Horses	82	5	6	292 clipped hogs, 38*s.* 3*d.*	559	4	1
Manures :				Mutton, skins, &c.	23	5	4
Phosphates	107	6	4	Wool, at 11*s.* 3*d.* per stone	238	14	6
Bones	76	10	0	Pigs	144	12	0
Nitrate of soda	87	18	4	Horses	134	15	0
Seeds and seed corn :				Wheat, 291½ qrs. at 31*s.* 8*d.*	460	7	9
Wheat	30	12	9	Barley, 422 qrs. at 26*s.* 11*d.*	569	0	3
Barley	49	12	0	Oats, 53½ qrs. at 16*s.*	43	2	6
Oats	5	4	6	Return of Income Tax	9	2	3
Peas	1	8	0	Sundry receipts	34	18	9
Rye and tares	2	7	5	Rent of garden	1	0	0
Sainfoin	20	5	0				
Clover and grass seeds	59	3	4				
Turnip and rape seed	11	6	6				
Vegetable seeds	2	0	0				
Feeding stuffs :							
Linseed and other cakes	446	14	0				
Hay, bran, meal, &c.	110	4	10				
Coals	42	15	3				
Tradesmen's bills	220	1	3				
Rents and insurances of farm	825	0	0				
Insurance of stock and crop	11	5	0				
Rates, taxes and subscriptions	111	12	5				
Keep of stock on grass and roots	36	17	10				
Incidental expenses	32	9	5				
Labour	929	11	9	Balance loss	536	10	3
	3,632	17	1		3,639	17	1

1889.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:—			
Cattle	282	4	10	Fat steers and cows	667	13	4
Sheep and rams	194	10	3	Cow in milk, and calf	25	10	0
Pigs	5	3	5	84 fat shearlings and ewes, 57*s.*	238	17	0
Horses	97	10	0	280 clipped hogs, 51*s.* 6*d.*	721	16	7
Shorthorn bull	38	14	3	Cull sheep	40	18	0
Manures:				Mutton and skins	24	15	1
Phosphates	87	2	0	Wool at 12*s.* per stone	260	15	6
Bones	108	0	0	Pigs (90)	208	0	0
Nitrate of soda	45	9	0	Horses	88	10	0
Seeds and seed corn:				Wheat, 204 qrs. at 29*s.* 6*d.*	301	8	9
Wheat	2	14	6	Barley, 541 qrs. at 29*s.*	785	13	3
Barley	14	3	0	Oats, 56½ qrs. at 18*s.*	50	9	6
Oats	18	15	0	Return of Income Tax	9	16	10
Peas	5	8	0	Sundry receipts, including flints, service fees, and rent of garden sub-let	43	3	0
Rye and tares	3	0	7				
Clover and other seeds	93	14	11				
Turnip and rape seed	7	1	8				
Vegetable seeds	2	0	0				
Feeding stuffs:							
Linseed and other cakes	431	18	2				
Hay, bran, meal, &c.	129	9	8				
Coals	46	17	10				
Tradesmen's bills	222	6	0				
Rents and insurances of farm	775	0	0				
Insurance on stock and crop	11	5	0				
Rates, taxes, and subscriptions	99	17	7				
Keep of stock on grass	9	5	0				
Incidental expenses	29	17	4				
Labour	959	7	9	Balance loss	253	2	11
	3,720	15	9		3,720	15	9

1890.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sale of:—			
Steers, heifers, and calves	318	4	0	Fat steers and cows	550	0	6
Sheep and rams	180	17	0	Cows and heifers in calf	124	10	0
Pigs	14	8	6	113 fat shearlings and ewes, 55*s.* 5*d.*	313	1	0
Horses	72	0	0	253 clipped hogs, 51*s.* 10*d.*	655	13	3
Manures:				18 cull sheep	41	1	6
Phosphates	112	15	0	7 ram lambs, 85*s.*	30	0	0
Bones	80	0	0	Wool at 12*s.* per stone	294	13	0
Nitrate of soda	10	6	10	Mutton and skins	13	10	8
Ashes	2	18	5	Pigs and pork	197	6	3
Seeds and seed corn:				Horses	28	0	0
Wheat	51	0	0	Wheat, 337 qrs. at 31*s.* 10*d.*	536	13	0
Barley	55	9	9	Barley, 381½ qrs. at 29*s.* 9*d.*	568	5	5
Oats	13	16	11	Oats, 690 qrs. at 18*s.* 10*d.*	651	2	6
Tares	3	2	1	Peas, 6 qrs. at 27*s.*	8	2	0
Clover and other seeds	88	8	5	Sundry small lots	0	14	0
Turnip and rape seed	5	18	9	Return of Income Tax	1	14	9
Mangle seed	0	9	4	Sundry receipts	21	19	2
Vegetable seeds	2	0	0	Butter, milk, eggs, poultry, and pigeons	129	0	0
Feeding stuffs and hay	628	4	11	Rent for cottage	7	15	0
Coals	37	19	6				
Tradesmen's bills	342	2	3				
Rents and insurances of farm	750	0	0				
Insurance of stock and crop	11	5	0				
Rates, taxes, and subscriptions	101	10	11				
Incidental expenses	37	14	5				
Labour	988	18	0				
Balance profit	203	14	1				
	4,173	4	1		4,173	4	1

1891.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:			
Steers, heifers, and calves	301	12	6	Fat steers and cows	722	6	0
Sheep and rams	33	9	6	Store beasts and heifers in calf	41	8	0
Pigs	12	16	0	Carcase and sundries	14	0	0
Horses	62	12	6	64 fat ewes, 48*s.* 1*d.*	153	17	5
Shorthorn bull	43	0	0	252 clipped hogs, 48*s.* 9*d.*	614	7	6
Manures:				Sundry cull sheep	48	1	0
Phosphates	77	12	6	Rams and ram lambs	118	15	0
Bones	55	16	0	Mutton and skins	19	2	3
Bone meal	43	17	2	Wool, at 11*s.* 6*d.* per stone	263	8	0
Nitrate of soda	87	8	1	Pigs and pork	156	19	0
Ashes	5	17	4	Horses	164	17	0
Carriage of manure	1	12	7	Wheat, 349 qrs. at 37*s.* 3½*d.*	651	6	9
Seeds and seed corn:				Barley, 473⅔, at 30*s.* 10*d.*	730	0	9
Wheat	38	6	0	Oats, 826½, at 19*s.* 8*d.*	812	19	4
Barley	30	19	0	Return of Income Tax	1	14	8
Oats	7	8	4	Sundry receipts	27	15	2
Sainfoin	20	3	0	Butter, milk, poultry, eggs, used in house, say	120	0	0
Clover and grass seeds	80	19	4	Pigeons sold	6	0	0
Tares	1	13	9	Rent of Cottage	15	0	0
Turnip seeds	9	9	3	Prize money	30	0	0
Vegetable seeds	2	0	0				
Feeding stuffs	590	0	7				
Coals	43	13	3				
Tradesmen's bills	289	14	6				
Rents and insurances:							
Of farm	850	0	0				
Of cottage	4	10	0				
Insurance of stock and crop	11	5	0				
Rates, taxes, and subscriptions	98	15	5				
Keep of stock	16	16	0				
Incidental expenses	37	17	8				
Labour	1,049	10	11				
Balance, profit	803	2	3				
	4,711	17	10		4,711	17	10

1892.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sales of:			
Steers, heifers, and calves	288	9	3	Fat steers and cows	672	6	6
Sheep and rams	85	10	4	Bull calf and store stock	98	19	0
Pigs	9	9	0	Sundries, carcases	3	0	0
Horses	51	0	0	135 fat shearlings and ewes, 37*s.* 3*d.*	251	10	0
Manures:				283 clipped hogs, 41*s.* 9*d.*	640	19	9
Phosphates	77	16	3	Cull sheep	13	12	8
Bones	49	5	6	17 rams and ram lambs	94	0	0
Bone meal	77	7	9	Mutton and skins	20	15	0
Nitrate of soda and soot	44	11	0	Wool, at 10*s.* 3*d.* per st.	226	8	6
Ashes	4	5	7	Pigs and bacon	179	1	0
Carriage of manure	0	13	9	Wheat, 390⅓ qrs., at 31*s.* 6*d.*	616	2	4
Seeds and seed corn:				Barley 400⅓ qrs., at 24*s.* 10*d.*	498	12	3
Wheat	27	0	0	Oats, 103 qrs., at 21*s.* 6*d.*	111	13	0
Barley	49	0	0	Return of Income Tax	1	3	10
Oats	11	2	3	Rent of cottage	15	0	0
Clover and grass seeds	86	4	0	Butter, milk, poultry, eggs, used in household, say	120	0	0
Tares	1	16	0	Sale of pigeons	8	10	0
Turnip seed	10	15	6	Sundry receipts	15	19	9
Vegetable seeds	2	0	0				
Feeding stuffs:							
Linseed and other cakes	427	2	6				
Hay, bran, and meal	135	4	10				
Coals	40	14	2				
Tradesmen's bills	261	10	8				
Rents and insurances:							
Of farm	825	0	0				
Of cottage	4	10	0				
Insurance of stock and crop	11	5	0				
Rates, taxes, and subscriptions	112	11	6				
Keep of stock	6	5	0				
Incidental expenses	60	8	0				
Labour	1,069	11	9				
				Balance, loss	242	16	0
	3,830	8	7		3,830	9	7

1893.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To purchase of:—				By sale of:—			
Cattle	309	0	6	Cattle	730	17	0
Sheep	48	12	6	Sheep and wool	1,026	8	10
Pigs	43	15	0	Pigs	325	10	6
Horses	124	10	0	Horses	96	9	6
Artificial manures	258	0	7	Corn	1,591	17	9
Seed corn and seeds	259	15	5	Sundries	34	16	0
Cake, corn, and meal	577	10	4	Dairy and poultry	130	0	0
Coals for farm use	30	16	10	Keep of stock from other farm	58	13	4
Tradesmen's bills	282	14	3				
Rents and insurances	735	15	0				
Rates, taxes, and subscriptions	116	7	2				
Incidental expenses	81	1	2				
Labour	1,084	19	2				
Balance, profit	41	15	0				
	3,994	12	11		3,994	12	11

SUMMARY.

Profits.	£	s.	d.	Losses.	£	s.	d.
1881	36	8	10½	1879	369	7	0½
1882	226	16	8½	1880	157	4	1
1884	284	11	11	1883	100	3	9
1885	456	5	2	1886	235	14	1
1890	203	14	1	1887	102	9	6
1891	803	2	3	1888	536	10	8
1893	41	15	0	1889	253	2	11
				1892	242	16	0
Profits	2,052	14	0				
Deduct losses	1,997	8	3½		1,997	8	3½
15 years' profits	55	5	8½				

on 837 acres. Profit per annum, 3*l.* 13*s.* 8*d.* No interest on capital (about 12*l.* per acre) is charged in these accounts.

APPENDIX C III.

Balance Sheets from a Farm in North Yorks. (*See* pars. 26, 52.)

550 Acres. Gravel loam. Half Grass.

1881.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To paid to outgoing tenant for stock and crop	3,612	16	10	By sales of fat cattle, sheep, and pigs	2,277	6	5½
Stock purchased	1,508	4	9	Corn sold	273	1	3
Horses ,,	81	3	0	Potatoes	22	11	2½
Wages	549	18	3¾	Wool	175	7	6
Cake, maize, bran, &c.	403	18	5	Prizes	10	17	0
Artificial manure	140	18	0	Sundry small receipts	5	8	0
North-Eastern Railway Company carriage of cake	18	0	6½	Rent of small park	2	10	0
Seed, corn, and potatoes	49	13	4	Return for overcharge on artificial manure	3	4	6
Clover and turnip seed	31	9	6	Butter, eggs, milk, and poultry	77	9	1
New implements	71	15	7	Valuation	4,370	19	9
Insurance	15	9	10				
Ale	10	7	3				
Stud fees	5	12	0				
Coals	7	14	2				
Hay	9	10	0				
Veterinary surgeon	1	5	0				
Drugs, oil, and dip	8	19	4				
Account books	0	9	2				
Dr. Voelcker, analysis	2	8	3				
Subscriptions and entry for local shows	2	0	0				
Steam threshing and cultivation	80	5	11				
R.A.S.E., life member subscriptions	10	0	0				
Blacksmith, and carpenter, and saddler	54	18	8				
Rates and taxes	100	11	2½				
Rent	718	19	11				
				Balance loss	277	14	2¾
	7,496	8	11¾		7,496	8	11¾

Note.—"Although we were disappointed at the balance being on the wrong side, we were not much surprised, "as the outgoing tenant had much the best of the valuation, and we were labouring under the great disadvantage "of being strangers to the farm and district."

BALANCE SHEET of a FARM of 550 ACRES—*continued.*

	1882.	1883.	1884.	1885.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To valuation	4,370 19 9	4,183 8 1	4,704 11 3	4,284 1 6
Stock purchased	1,486 7 5	2,406 1 6	1,869 18 0	1,309 16 11
Wages	582 6 5¼	571 3 8	579 2 6	552 0 1½
Cake and bran	306 14 8	400 11 10	567 12 10	358 4 9½
Artificial manures	138 12 6	129 10 4	131 19 0	106 11 9
N.E.R. Co. for carriage of cake and sack hire.	26 5 9	21 0 8	35 2 10	28 18 10
Seed, corn and potatoes	41 14 6	18 3 6	7 12 0	39 10 3
Clover and turnip seeds	44 12 6	36 14 3	43 3 8	55 5 6
Implements	21 3 11	36 12 10	24 17 4	6 4 6
Insurance	20 0 0	19 8 10	17 1 6	19 18 8
Ale	12 12 0	18 0 6	16 8 10	20 11 6
Stud fees	4 18 0	6 14 6	3 15 0	4 10 6
Coals	4 15 9½	6 8 1½	9 13 7	5 14 9
Veterinary surgeon	0 19 0	0 12 6	1 9 6	1 0 0
Drugs, oils, and dip	21 3 8	17 2 2½	19 9 2	18 18 9
Dr. Voelcker for analysis	3 10 8	3 12 0	2 9 0	1 10 0
Subscriptions and entries for shows	2 19 6	3 14 0	5 17 10	5 0 0
Steam threshing	3 0 0	4 10 0	3 7 6	4 7 6
Hay	18 10 0	—	—	—
Horse	27 10 0	—	—	—
Mole catcher	1 0 0	1 0 0	1 0 0	1 0 0
Blacksmith, wheelwright, and saddler	61 5 6	57 17 11	65 16 4	58 2 6
Away going crop and feed bought	7 8 0	—	—	—
Rates and taxes	99 5 10½	106 19 3½	89 4 10	101 0 11
Rent	626 3 3	767 1 7	716 3 5	701 14 5
Sundry payments	—	0 9 0	27 14 9	20 14 6
Balance, profit	—	735 18 4	—	—
Totals	7,934 4 8¼	9,552 15 5½	8,942 10 8	7,705 7 2

	1882.	1883.	1884.	1885.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By sales of cattle, sheep, and pigs	3,187 5 7	3,799 9 10½	3,579 5 2	2,749 17 4
Sale of corn	327 7 7	661 13 0	439 13 9½	584 13 6
Sale of potatoes	5 10 11½	25 5 10½	32 13 7	20 15 1½
Sale of wool	Unsold.	213 8 5	130 4 10	144 4 10
Sale of cake	8 10 2	3 5 0	25 11 0½	14 11 5
Sundry receipts, including hay, straw, and swedes.	0 13 6	32 14 11½	25 9 1	12 2 6½
Rent of park and orchard	6 10 0	6 10 0	6 10 0	6 10 0
Butter, milk, eggs, and poultry	108 17 8	92 3 9	110 11 10½	102 15 9½
Valuation	4,183 8 1	4,704 11 3	4,284 1 6	3,866 16 6
Prize money	—	12 0 0	13 10 0	13 10 0
Work done for neighbours	—	1 13 4	3 11 0	3 18 0
Horse fees and horses sold	—	—	72 0 0	38 0 0
Balance, loss	104 1 1¾	—	219 8 9½	147 12 1½
Totals	7,934 4 8¼	9,552 15 5½	8,942 10 8	7,705 7 2

BALANCE SHEET OF A FARM OF 550 ACRES—*continued.*

EXPENDITURE.	1886. £ s. d.	1887. £ s. d.	1888. £ s. d.	1889. £ s. d.
To Valuation	3,866 16 6	3,432 5 6	2,977 12 7	2,873 0 11
Stock purchased	1,192 2 8	1,271 14 2	1,251 3 3	1,441 6 6
Wages	573 17 3½	569 19 7½	589 16 5½	495 8 2½
Cake and bran	410 19 9	382 19 6½	218 8 4½	223 11 9
Artificial manures	136 15 3	131 11 7	94 0 7	87 4 9
N.E.R. Co. for carriage of cake, &c.	36 11 10	37 9 4½	24 18 6	21 15 9
Seed, corn and potatoes	—	4 16 0	22 8 0	—
Clover and turnip seeds	34 12 9	36 18 0	38 0 0	21 12 0
Implements	42 4 10	9 0 10	12 11 1½	27 6 3
Insurance	19 17 5	19 16 9	17 16 6	20 18 8
Ale	20 13 0	19 16 0	17 3 0	17 19 0
Stud fees	3 12 6	5 19 0	2 6 0	9 5 0
Coals	5 5 0	5 14 6	3 14 9	5 6 10½
Veterinary surgeon	3 5 0	3 15 0	8 7 6	4 19 6
Drugs, oils, and dip	15 6 10	12 7 1	4 18 5	6 4 7
Dr. Voelcker for analysis	0 13 3	1 15 0	1 6 2	0 8 0
Subscription and entries for shows	3 15 9	3 3 0	3 14 0	8 0 9
Steam threshing	3 6 3	8 10 0	3 0 0	3 15 0
Mole catcher	1 0 0	0 18 0	0 18 0	0 18 0
Blacksmith, wheelwright, and saddler	84 13 2	81 10 4	56 17 8	97 13 9
Rates and taxes	102 4 11	107 7 9½	87 12 10	89 10 6
Rent	686 13 4	639 1 2	702 2 5	610 16 9
Sundry payments	5 12 0	54 14 6	2 18 0	9 14 0
Lime	—	32 15 0	—	—
Balance, profit	—	—	85 3 1¼	373 3 4½
Totals	7,249 11 3½	6,873 17 9	6,126 17 2¾	6,449 19 10½

RECEIPTS.	1886. £ s. d.	1887. £ s. d.	1888. £ s. d.	1889. £ s. d.
By sales of cattle, sheep and pigs	2,757 9 9½	3,098 19 9½	2,669 1 10	2,672 4 11
Sale of corn	708 13 1½	371 8 4	334 19 9½	247 2 5½
Sale of potatoes	20 3 9	8 19 9	15 9 1	27 11 11
Sale of wool	105 14 9½	76 6 3	55 11 10	66 11 9
Sale of cake	22 17 11¼	21 19 11½	6 19 10½	7 17 11½
Sundry receipts, including hay, straw, and roots.	27 6 2½	29 16 6½	14 15 5¾	23 16 1½
Rent of park and orchard	5 16 0	7 1 0	5 19 0	4 0 9
Butter, milk, eggs, and poultry	73 3 8	75 3 7½	61 3 8	52 7 5
Prize money	24 0 0	6 10 0	12 5 0	21 6 0
Work done on hire	7 10 3	8 5 5	10 10 9	5 17 3
Horse fees and horses sold	7 14 0	25 12 0	67 0 0	25 0 0
Valuation	3,432 5 6	2,977 12 7	2,873 0 11	3,298 4 1
Balance, loss	51 4 3¼	164 19 6¼	—	—
Totals	7,249 19 3½	6,873 17 9	6,126 17 2¾	6,449 19 10½

	1890.	1891.	1892.	1893.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To valuation	3,298 4 1	4,057 3 6	3,644 2 3	3,624 14 9
Stock purchased	1,414 12 0	1,360 19 3	1,597 2 0	623 2 6
Wages	512 4 6⅓	527 5 1½	516 5 7	545 3 3
Cake and bran	329 12 6	235 16 8	289 3 11	313 15 3
Artificial manure	134 15 0	85 5 0	48 8 0	104 2 9
N.E.R. Co. for carriage of cake and sack hire.	35 5 9	29 12 11	31 14 7	31 4 9
Seed, corn and potatoes	34 14 2	—	44 6 6	2 2 0
Clover and turnip seeds	40 0 0	20 16 0	21 3 0	23 13 0
Implements	20 0 11	22 11 4	9 12 7	62 5 5½
Insurance	19 11 6	19 19 10	19 12 2	19 15 2
Ale	19 13 0	20 9 4	17 17 0	17 2 0
Stud fees	1 14 0	—	1 2 6	0 5 0
Coals	8 11 4½	8 5 4½	7 3 11	9 7 10
Veterinary surgeon	2 3 0	5 2 0	3 10 6	5 16 6
Drugs, oils, and dip	9 7 10	12 1 1½	12 18 2½	6 7 11
Dr. Voelcker for analysis	2 10 0	1 0 9	1 12 6	1 5 7½
Subscriptions and entries for shows	8 1 9	12 10 0	7 19 3	5 12 11
Steam threshing	7 0 0	5 10 0	8 0 0	6 15 0
Mole catcher	0 18 0	0 18 0	0 18 0	0 18 0
Blacksmith, wheelwright, and saddler	51 8 1	66 9 10	56 2 0	62 2 6
Rates and taxes	75 0 11½	70 1 7½	67 2 8½	63 0 5½
Rent	610 16 9	610 16 9	610 16 9	532 10 5
Sundry payments, including lime	20 7 0	1 11 5	0 11 6	11 17 0
Balance, profit	599 2 5	245 18 4½	131 0 6	21 8 10
Totals	7,255 14 7½	7,420 4 2½	7,148 5 11	6,094 8 10½

	1890.	1891.	1892.	1893.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By sales of cattle, sheep, and pigs	2,318 11 8	3,009 0 4½	2,701 10 8	2,754 5 11½
Sale of corn	668 15 11½	480 12 4	453 4 6	249 14 10½
Sale of potatoes	22 6 4	26 4 3	26 12 6	9 14 5½
Sale of wool	62 11 9	94 18 5	97 17 10½	69 4 2
Sale of cake	5 16 7	12 16 3½	17 3 10	23 18 4
Sundry receipts, including hay, straw, and roots.	16 7 0	24 1 9	23 16 4½	30 2 1
Rent of park	5 7 6	4 0 0	4 0 0	4 0 0
Butter, milk, eggs, and poultry	52 13 7	65 14 3½	104 5 11	100 13 1
Prize money	21 10 0	46 17 0	87 4 6	26 17 0
Work done on hire	5 15 9	5 11 3	2 7 0	7 19 6
Horse fees and horses sold	18 15 0	6 6 0	4 8 0	5 0 6
Valuation	4,057 3 6	3,644 2 3	3,624 14 9	2,812 18 11
Balance, loss	—	—	—	—
Totals	7,355 14 7⅓	7,420 4 2½	7,148 5 11	6,094 8 10½

1894.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To valuation	2,812	18	11	By sales of cattle, sheep, and pigs	1,787	4	2
Stock purchased	1,101	11	0	Corn sold	578	15	9½
Wages	530	15	10	Wheat straw	77	12	6
Cake and bran	171	7	7	Potatoes and swedes	11	0	9
Artificial manure	52	18	0	Horse sold	29	0	0
North-Eastern Railway Company, for carriage of cake	15	17	4	Wool	55	6	3
Seed corn and potatoes	15	2	0	Cake	14	13	11½
Clover and turnip seed	44	14	6	Prizes	20	14	0
Implements	43	18	10	Stud fees	2	12	6
Insurance	19	15	6	Rent of park	4	0	0
Ale	18	0	6	Butter, milk, eggs and poultry	93	15	3
Stud fees	—			Horse keep	3	0	0
Coals	12	2	7	Work done for neighbours	9	15	11
Veterinary surgeon	6	15	9	Valuation	3,122	11	6
Drugs, oil, and dip	8	19	4				
Dr. Voelcker for analysis	1	12	6				
Subscriptions and entries for shows	4	17	0				
Steam threshing	13	10	0				
Lime	43	8	11				
Blacksmith, wheelwright, and saddler	48	17	4				
Rates and taxes	77	19	5½				
Rent	608	4	6				
Sundry payments	0	9	0				
Balance, profit	156	6	2½				
	5,810	2	7		5,810	2	7

SUMMARY.

Losses.	£	s.	d.	Profits.	£	s.	d.
1881	277	14	2¾	1883	735	18	4
1882	104	1	1¼	1888	85	3	1¼
1884	219	8	9½	1889	373	3	4
1885	147	12	1½	1890	599	2	5
1886	51	4	3¼	1891	245	18	4½
1887	164	19	6¼	1892	131	0	6
				1893	21	8	10
				1894	156	6	2½
Total losses	965	0	1	Total profits	2,348	1	1¾
				Deduct losses	965	0	1
				Profits for 14 years	1,383	1	0¾
				Average profit per annum	98	15	9½
				Do. do. per acre per annum	0	3	7

Profit equals 1⅕ per cent. on capital.

Extract from Letter dated September 1894.

"I put about 10*l.* an acre into my farm, viz., 5,500*l.* "Tenant charges nothing for management of farm, but "receives all butter, milk, eggs, and potatoes. He is "charged for all poultry. Tenant keeps no hunters, "only a hack and pony for his regular use. He estimates the benefit he receives from the farm in these "ways at about 100*l.* a year."

Copy of Notes appended to Balance Sheets C. III.

1882. "A very bad year for corn from the disastrous "harvest weather. Only sold 100 quarters of barley "from 75 acres. Thirty acres of wheat still (January "1st, 1883) on stack (minus one stack threshed and "unsaleable). Very difficult to estimate it value. Oats "better. Stock did well, especially during the winter "months. Those bought in autumn left a good profit "for feeding. This applies also to sheep; the crop "of lambs, however, was a poor one, three singles to "one double. Horses have been unfortunate. One "had its thigh broken at grass from a kick from "another horse, and a brood mare died suddenly in "the autumn.

1883. "Again a bad year for corn, though rather better "than preceding one, as shown by the increased "quantity of corn sold. This, however, is in great "measure due to the increased area under corn this "year. Stock of all descriptions has done well, with "very light loss. The crop of lambs was a poor one."

1884. No notes appended.

1885. "The great fall in the price of beef and mutton, "2*s.* per stone of 14 lbs. on the former and 3*d.* per lb. "on the latter, added to a poor grass crop and a very "deficient supply of roots, accounts for the serious "decline in the amount realised by the sale of fat "stock. This, with the decline in the value of horses "(30 per cent.) also affects the valuation.

"The dry summer has given us a better sample of "corn, but the yield of barley, 3½ quarters per acre, "and price 30*s.* per quarter, were disappointing. Oats "were our best crop." We sold our red wheat at 32*s.*

" per quarter. I see nothing brighter in the future. " How is the British farmer to live? Rents are coming " down, and wages 1s. to 2s. a week."

No notes appended.

" A very late wet harvest, with close, muggy weather. " Stooks of oats being quite green and grown together. " Commenced cutting 2nd September, and finished " leading in oats to stack, the middle of November."

" This year's balance sheet shows a marked decrease " in some of the expenses from the preceding one, " notably wages, manures, cake, railway carriage. " This is accounted for by the fact that, having given " in our notice to quit for a reduction of rent, all " expenses were kept down as much as possible. Corn " was moderate, and made poor prices, but cattle and " sheep being bought at low prices last autumn paid " well for winter feeding."

No notes appended.

" The large receipts for corn over last year's figures " is accounted for by a large proportion of the frosted " barley and wheat of the preceding harvest remaining " unthreshed and being taken over in the valuation, " and also by the great improvement in the yield and " quality of this harvest's grain.

" The potato trade was a bad one."

No notes appended. 1891.

No notes appended. 1892.

" Very bad weather for last year's harvest, which 1893.
" was very late, following a cold sunless summer. " Barley stacked in November, hard frozen. Oats " much damaged by wind, wet weather, and crows, " more than a double seeding left on the ground. Roots " a poor crop, affected with grub and finger and lice. " Considering the summer, cattle did fairly well."

" We had a much better sample of oats and barley 1894.
" to dispose of this year (crop 1893), the latter selling " about 32s. per quarter. The yield was poor, rather " less than 3 quarters per acre on 77 acres. The cake " bill has been kept down by the large quantity of " damaged barley from 1892 harvest consumed on " the premises. We had a good market for wheat " straw, which was worth more per acre than the " grain."

APPENDIX C. IV.

Balance Sheets from a Farm in a Yorkshire Dale. (*See* par. 52.)

500 Acres. All Grass and Ling.

—	1880–1.	1882–3.	1891–2.	1892–3.
Payment.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Stock bought	226 0 0	137 8 6	93 3 0	35 5 0
Corn „	13 6 8	23 12 0	67 5 6	77 15 0
Cake „	98 18 0	151 14 0	94 13 2	249 6 8
Rates and taxes	18 6 5	22 1 3	18 5 3	19 18 7
Rent	460 0 0	423 5 0	308 0 0	308 0 0
Tithe	12 17 6	11 11 0	9 12 0	10 8 0
Straw and hay	16 16 0	111 10 6	69 6 0	89 12 0
Sundries	99 12 4	12 16 0	34 10 3	101 5 9
Wages	128 2 0	148 1 6	122 0 0	185 10 6
Tradesmen	33 13 6	12 3 0	17 8 3	22 1 9
Railway charges	6 3 6	4 18 3	7 12 4	18 0 0
Balance—profit	26 6 3	200 4 8	—	—
	1,140 2 2	1,259 5 8	841 15 9	1,117 3 2

—	1880–1.	1882–3.	1891–2.	1892–3.
Receipts.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Stock sold	844 6 6	980 14 6	507 12 8	604 9 1
Wool „	56 3 4	46 13 0	42 14 6	38 12 0
Cheese, butter, and eggs	233 8 4	225 11 8	241 19 4	371 6 6
Poultry	6 4 0	6 6 6	9 17 0	—
Balance, loss	—	—	39 12 3	102 15 7
	1,140 2 2	1,259 5 8	841 15 9	1,117 3 2

SUMMARY.

Profit.	£ s. d.	Loss.	£ s. d.
1880–1	26 6 3	1891–2	39 12 3
1882–3	200 4 8	1892–3	109 14 7
	226 10 11		142 7 10
Deduct loss	142 7 10		
Total profit for years	84 3 1		

Average profit per annum, 21*l.* 0*s.* 9*d.* on 500 acres, or 10*d.* per acre.

APPENDIX D.

DETAILS of CROPPING on a WOLD FARM in YORKSHIRE, 1880 to 1892. (*See* par. 31.)

Name of Field.	Acreage.	Crops for each Year.													Remarks Explanatory of Cropping.
		1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	
Bushy Field -	50	Oats.	Seeds.	Black oats.	Turnips and rape.	Golden melon and awnless barley.	Seeds.	Black oats.	Turnips.	Barley.	Seeds.	Oats.	Turnips and rape.	Barley.	Four-course rotation.
Barn Field -	61	Wheat.	Turnips and rape.	Barley.	Swedes, 15A. Turnips, 46A.	Oats.	Seeds.	20A. 27R. seeds. 31A. wheat.	Peas, turnips, and oats.	Turnips.	Barley	Seeds.	Oats.	Turnips and rape.	From 1880 to 1889, a departure from four-course.
65 Acres -	65	Seeds.	Black oats.	Turnips and rape.	18A. wheat. 47A. barley.	Seeds.	Black oats.	Turnips and rape (15A.)	Barley.	Seeds.	Black oats.	Turnips and rape (15A.)	Barley.	Seeds.	Four-course rotation.
Wood Field -	56	Turnips and rape.	Barley 41 A. Wheat 15 A.	Seeds.	Black oats.	Turnips and rape.	Barley.	Seeds.	35A. oats. 20A. 27R. seeds.	6A. tares. 2A. mangel. 48A. oats.	10A. rape. 46A. turnips.	Barley.	Seeds.	28A. oats. 28A. 20R. seeds.	From 1887 to 1892, a departure from four-course.
Intake Field -	40	Turnips.	Oats, black.	Seeds.	Barley.	7A. swedes. 2A. tares. 31A. oats.	Turnips and rape.	Barley.	Seeds.	Seeds.	Seeds.	Oats.	30A. swedes. 10A. hybrids.	Barley.	From 1884 to 1889, a departure from four-course.
Whin Cover -	50	Barley.	Turnips.	Oats.	Rye-grass and seeds.	Oats.	Turnips.	Barley and oats.	Seeds.	30A. wheat. 30A oats.	Turnips.	Oats.	Seeds.	Wheat.	Four-course rotation.
Chalk Pit -	55	Seeds.	Wheat and oats.	Swedes and turnips.	Black oats.	Seeds.	Barley. Wheat, 25A.	Turnips.	Barley.	44A. seeds. 11A. rape.	Oats.	Turnips.	16A. barley. 39A. oats.	16A. sainfoin. 39A. seeds.	Four-course rotation. In 1888 11 acres seeds failed.
Slack Field -	35	Oats.	Seeds.	Wheat.	Oats, peas, and tares.	Turnips.	Black oats.	Seeds.	Wheat.	Turnips.	Oats.	Seeds.	Wheat.	Turnips.	An extra crop taken in 1883, otherwise four-course.
60-Acre Field -	60	Oats.	Seeds.	Wheat.	Turnips.	Barley and oats. 2A. tares. 30A. barley.	Seeds. 20A. ploughed up for rape.	Oats.	Turnips.	Barley.	44A. seeds. 16A. sainfoin.	16A. sainfoin. 22A. wheat. 22 barley.	16A. sainfoin. 44A. swedes and turnips.	Barley and oats.	Sainfoin introduced in 188[illegible].
Lane End Field.	32	Turnips.	Oats.	Seeds.	Wheat.	Turnips.	Oats.	Seeds.	Wheat.	Turnips.	Oats.	Seeds.	Wheat.		A second white crop taken in 1884.
High Duggle -	48	Turnips.	Barley and oats.	Seeds.	Wheat.	Turnips.	Oats and barley.	Seeds.	24A. wheat. 24A. oats.	28A. barley. 20A. peas.	30A. swedes. 18A. hybrids.	Oats.	Seeds.	Wheat.	A second white crop taken in 1888.
Low Duggle -	42	Wheat.	Turnips.	Barley add oats.	Seeds.	Wheat.	Turnips.	16A. oats. 26A. barley.	Seeds.	30A. wheat. 12A. oats.	30A. barley. 8A. peas. 3A. tares.	Swedes and turnips.	Oats.	Seeds.	A second white crop taken in 1889.
2nd Following	43	Part seeds, part turnips and rape.	Wheat.	Turnips and swedes.	Black oats.	Seeds.	Wheat.	20A. barley. 23A. turnips.	Turnips.	Black oats.	Seeds.	Wheat.	Barley.	Swedes and turnips.	An irregularity in 1886.
1st Following	32	Black oats.	Seeds.	Wheat.	Awnless barley.	Turnips.	Black oats.	Seeds.	Wheat.	Turnips.	Black oats.	Seeds.	Wheat.	Mangel and turnips.	A second white crop taken in 1883.
1st Easels -	47	Seeds.	Wheat.	Barley and 8A. turnips.	Swedes and hybrids.	Oats.	Seeds.	Wheat.	34A. barley. 13A. beans.	Turnips.	Black oats.	Seeds.	Wheat.	Barley.	Cross cropping 1882, 1883, and 1887.
2nd Easels -	48	Wheat.	Turnips.	Black oats.	Seeds.	Wheat.	38A. barley. 10A. turnips tares.	Turnips.	Oats.	8A. tares. 10A. rape. 30A. seeds.	Wheat.	27A. barley. 15A. swedes. 3A. tares. 2A. mangel.	Turnips. 2A. mangel.	Oats.	Cross cropping 1885, 1886, 1888, 1890, and 1891.

APPENDIX E.

EXTRACTS from ESTATE AGREEMENTS *re* CROPPING, CULTIVATION, and DISPOSAL of CROP. (*See* par. 31.)

1. THE WOLDS—LONDESBOROUGH ESTATE.

And also shall not nor will during the continuance of the tenancy under this agreement sow any part of the said premises now or hereafter to be in tillage either with teazles or chicory, or pare or burn the surface of the land at any season of the year without such consent in writing first had and obtained as aforesaid. And shall and will cultivate and manage the said land and premises in a good and husbandlike manner, and shall not depasture the grass land the spring before quitting the said premises with more than his usual quantity of cattle or stock, and shall and will manage the arable part of the said lands and premises in the manner following—that is to say, not less than one-fourth of the arable land to be in fallow, potatoes, turnips, or rape, the turnips or rape to be eaten on the ground with sheep (except acres of turnips which may be drawn and consumed on the premises) not less than one-eighth to be in seeds, of which acres may be mown once, and the remainder with the fog or after-grass of the part so mown to be eaten on the ground with sheep or cattle, and the remaining part of the said arable land to be in white corn, beans, peas, or tares, and not to take more than two crops of corn or grain without a fallow or seeds intervening. And also shall and will from time to time, and at all times, use his or their best endeavours to destroy all moles, and also shall mow, stub up, and destroy all thistles, nettles, docks, and other noisome weeds that may be in and upon the said hereditaments and premises, and keep the same free therefrom.

And shall and will in a good and husbandlike manner in every year lay and spread upon every acre of fallow or potatoe land not less than eight loads of good rotten manure or guano, dissolved bones, or other artificial manures equal in value, and upon every acre of turnip or rape fallow not less than 12 bushels of half-inch bones or an equivalent in other purchased manure. And produce proper vouchers for the same when required to do so.

And also shall not nor will carry away, sell, or dispose of any part of the hay, straw, or turnips which shall arise or grow upon the said land and premises, but shall consume the same thereon, and at proper seasons of the year spread in a husbandlike manner upon the said land and premises all the manure, ashes, dung and compost which shall be produced from the crop or crops grown on the said land and premises.

2. RABY ESTATE.

And will cultivate and crop the tillage land thereof agreeably to the scheme of husbandry approved of by the lessor or his agent, and on no pretence shall have or take two grain crops in succession without the permission in writing of the lessor or his agent first had and obtained.

And will not sell or carry away, or permit to be removed, any hay, straw, turnips, or manure from off the said demised premises, but will consume the whole thereon, and on quitting leave thereon all the manure, as well as the straw of the away-going crop, for the benefit of the succeeding tenant without requiring any compensation for the same, and on quitting will not sell or let by auction, or otherwise, the eatage or crop of any grass land, except to the incoming tenant, who may take the same at a valuation which, if they cannot agree upon the terms, shall be settled by reference as hereinafter mentioned.

3. NORTHALLERTON DISTRICT.

And also that the lessee will cultivate and manage the said farm and lands according to the best and most approved system of husbandry practised upon soils of the like nature.

And will not sell, take away, or dispose of any hay, straw, or green fodder from off the said premises without the permission, in writing, of the lessor or his agent.

4. WENLOCK ESTATE.

That not more than two white straw crops shall be taken in succession, nor more than three white straw crops be taken without the intervention of a summer turnip or rape fallow.

That no hay, straw, root crops, manure, or compost shall be removed from off the said farm, but that all such shall as far as possible be consumed and spread on the land in a proper and husbandlike manner; the manure made from the last year's crop, with any hay or straw, shall be left upon the premises at quitting, and valued to the landlord or in-coming tenant; the hay or straw to be paid for shall not exceed one-third of the last year's crop.

That the land shall be kept free from noxious weeds, in good heart and condition, and shall be cultivated and managed during the tenancy in a husbandlike manner, and left clean at the termination thereof.

That not less than one-sixth of the arable land shall be properly summer fallowed in each year, or planted with roots for consumption on the farm.

5. WEST DURHAM—STRATHMORE ESTATE.

To consume on the premises the whole of the hay, straw, turnips, grass, winter eatage, or other verdures, and to lay and spread yearly the whole of the dung or compost bred or made on the farm upon the said farm, save and except the dung or compost made in the last eight months of the tenancy, which is to be left (without compensation) in the fold yard or in dunghills for the use of the landlord or his incoming tenant, either of whom shall be at liberty at any time after the 14th day of February of the last year of the tenancy to enter upon the said premises for the purpose of leading all dung or compost to all parts of the said lands.

To leave the whole of the straw of the away-going crops to the landlord or his incoming tenant free of compensation, duly thrashing the said crop so that a regular and convenient quantity of straw may always be delivered to the said landlord or incoming tenant.

To cultivate the tillage land in all respects according to the rules of good husbandry, and so that in each year during the tenancy not more than one-half of the same shall be in grain crop, one-fourth in summer fallow, turnips, or potatoes, and the remaining fourth in peas, beans, tares, clover, or grass seeds, so far as the sizes of the different fields will admit of such division, and with respect to the last-mentioned fourth part, the same shall not be sown with red clover oftener than once in eight years, nor more than one-third part thereof with peas, beans, or tares, in any one year, and no two grain crops shall be taken in succession without the consent in writing of the landlord or his agent.

Not to mow the meadow land more than once in any one year, nor to carry off any stones or thorns from off the said lands.

Clause inserted by which hay is allowed to be sold:—
"It is hereby agreed between the said parties hereto
"that, notwithstanding any provision to the contrary
"herein contained, the tenant shall be at liberty to sell
"in each year tons (usually fixed at half the
"estimated average crop) of hay from off the holding,
"without incurring any penalty, provided that when
"required to do so he produces to the landlord or his
"agent vouchers certifying that there has been purchased by him, the said tenant, for application to the
"holding an equivalent, and, in compensation for all

hay so sold off, manure and feeding stuffs of a "description, quality, and quantity as will satisfy the "landlord or his agent."

6. Wensleydale—Bolton Estate.

The tenant shall consume in a proper and regular manner upon the farm, all hay, straw, roots, cabbages, and other food for cattle produced thereon unless sold off with the previous written consent of the landlord, in which case the tenant shall, within six calendar months of such sales, expend one-eight part of the proceeds thereof in manure to be approved of by the landlord, and shall within the time aforesaid apply such manure to either green crops or the pasture land, and shall expend another one-eighth part of such proceeds in oil, cotton, or rape cake, to be given to cattle or sheep, and to be consumed on the farm, and shall give notice in writing to the lordlord or his agent previous to, and afterwards give particulars of any such sale of hay, straw, or other produce as aforesaid, and produce vouchers for the manure and feeding stuffs purchased with the proceeds thereof, and shall expend the value of any hay or straw damaged or destroyed by fire in the purchase of other hay or straw, or in manures, oil, cotton or rape cake, to be consumed on the farm in the same manner as if such hay or straw had been sold off, and produce vouchers for the manure or feeding stuffs.

The tenant shall use on the farm all manures made or bred upon the farm, or purchased in exchange for produce sold as aforesaid, previous to the 29th of September in the last year of the tenancy, and shall leave all such manure made, bred, or purchased after that date at the termination of the tenancy, properly heaped up for the use of the incoming tenant free of cost.

The tenant shall manure the meadow and pasture land after every alternate mowing with not less than 10 cartloads per acre of rotten dung, or 15 of long manure or good compost, or an equivalent in ground bones or other manures, to be approved of by the landlord or his agent.

The tenant shall keep the farm clean and in good order and condition, and shall manage and cultivate the same according to the best and most approved system of modern husbandry in the North Riding of Yorkshire, and so as not to impoverish the same, and in particular, shall not without the previous written consent of the landlord or his agent do any of the following things, viz.:—

(*a.*) Have more than one equal half part of the arable land in a white straw crop in any one year of the tenancy.

(*b.*) Mow any grass land after the 5th of August or oftener than once in any year of the tenancy.

(*c.*) Allow any manure made and bred upon or brought on to the farm to be wasted.

(*d.*) Depasture in the last year of the tenancy any horses not his own.

(*e.*) Cause or permit any timber or other trees to be lopped or topped or any such trees, pollards, sapplings, or underwood to be felled, injured, or destroyed.

(*f.*) Plough, pare, burn, break up, or convert into tillage any meadow or pasture land, all land that has been or shall hereafter have been laid away to permanent grass for five years to be considered meadow or pasture.

(*g.*) Assign, underlet, or otherwise part with the actual personal possession of the farmhouse, farm lands, and buildings or any of them, or any part thereof respectively, but will personally reside in the farmhouse, and keep the same well aired and free from damp.

(*h.*) Burn the heather on the moor and allotments or either of them or any part thereof respectively.

7. Estates in South Durham and North York.

And will stock, manage, cultivate, and farm the premises in a good, clean, and husbandlike manner, according to the most improved system of agriculture adopted on soils of like nature, and shall keep and leave the same in good heart and condition; and further with regard to the arable land, which contains or thereabouts, will not sow two corn crops in succession, except after a bare fallow, well cleaned and manured.

And will not plough up any of the grass land, but manure a fair proportion each year, and mow the thistles and weeds thereon and destroy the moles.

And undertakes to be liable by way of damages and dilapidations for any deterioration to the farm through bad or unhusbandlike management.

And will not without the written consent of the landlord or agent sell or remove from the said premises any grass, hay, straw, fodder, turnips, or roots, but will consume the same on the said premises. Nevertheless hay and straw may be sold off on condition that the manurial value be returned to the farm in cake or manure of good quality, vouchers and particulars to be produced. This privilege not to be exercised in the last year of the tenancy.

And will regularly apply to the land all the manure and dung made upon the said premises as the same shall be produced, except that made after the 12th November in the last year of the term, which shall belong to the landlord or incoming tenant